



Kalamazoo County Brownfield Redevelopment Authority

201 West Kalamazoo Avenue, Rm. 101 · Kalamazoo, Michigan 49007
Phone: (269) 384-8305 · FAX: (269) 383-8920 · Email: ragrov@kalcounty.com

R05-16-A-041

December 16, 2015

U.S. EPA

Attn: Mr. Matthew Didier, Region 5 Brownfields Contact
77 West Jackson Boulevard
Mail Code SE-7J
Chicago, IL 60604-3507
Email: Didier.Matthew@epa.gov

**Re: U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant Proposal,
Kalamazoo County Brownfield Redevelopment Authority, Kalamazoo County, Michigan – RFP No.
EPA-OSWER-OBLR-15-04**

Dear Mr. Didier:

The Kalamazoo County Brownfield Redevelopment Authority (KCBRA) appreciates the opportunity to submit this proposal for a \$200,000 Brownfield Hazardous Substances and \$200,000 Petroleum Assessment Grant. The KCBRA was established in 2002 by the Kalamazoo County Government to promote the revitalization of environmentally distressed areas (Brownfield Sites) throughout Kalamazoo County. The KCBRA looks to utilize Assessment Grant funds to assist those communities that do not have the tools, expertise or resources to address Brownfield sites as well as collaborate with larger communities such as the Cities of Kalamazoo and Portage who do have their own Brownfield Authorities but may not have the funding. In 2006, Kalamazoo County, in conjunction with the KCBRA, was fortunate to receive a U.S. EPA Brownfield Hazardous Substances and Petroleum Grant. These funds were able to address eight sites in five different communities throughout the County. As part of this previous grant, the KCBRA was able to better understand the number of brownfield sites that are present in the County, the areas they are concentrated in, and the people that are most impacted by them.

Although this is a community-wide assessment grant proposal, the KCBRA intends on focusing our resources on the **Target Community** generally located in the northeast corner of the City of Kalamazoo that extends into Kalamazoo Township. Specifically, this includes the **Northside Neighborhood** of Kalamazoo (Census Tracts 202 and 300) and the two **industrial corridors** known as the Pitcher Street and King Highway corridors. The **Target Community** is littered with abandoned industrial properties, rail lines, landfills, and used vacant land, some of which are immediately adjacent to a **Great Lakes Area of Concern, the Kalamazoo River**; its neighborhoods have also seen general disinvestment for several decades.

Although the news indicates the economy appears to be improving, it is painfully evident that our target communities are seriously lagging behind the State of Michigan and the Nation. Nearly half of the residents in the neighborhood are living in **poverty** (46.3% Census Tract 202:usa.com) and over 1/3 of the residents are **unemployed** (32.8% Census Tract 202:usa.com). Since much of the industry was historically located in our target community, there was a movement of many black people to settle in the Northside because they could find older, cheaper homes. In the mid-1900s, these homes were also not subject to restrictive covenants banning non-white residents.

The poverty and segregation in this **neighborhood** appears to continue today based on the high percent of minority population (88.6% Census Tract 202: usa.com) and a Median Household Income (\$19,762 Census Tract 202: usa.com) that is not even ½ of that in Kalamazoo County or the State. Census Tract 300 is very similar. Brownfield sites play a role in bringing the community down, lowering living conditions and property values, and increasing the potential for health effects caused by contamination, lead paint, asbestos and other wastes. Many of the poor look to the Kalamazoo River **AOC** as a source of food (and recreation), however,



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most of the fish species are on a “**Do Not Eat**” advisory due to mercury and PCB contamination. The residents do not heed this warning if this is one of their only sources of food for their families and children thereby potentially insuring future health issues. It is an environmental injustice that the residents in this neighborhood are disproportionately affected by the risks and socio-economic impacts that brownfield sites have on their community. With the use of these Assessment Grant Funds, we will focus on this **target community** with the intention of improving the quality of life for its residents. The Northside Neighborhood’s urban agriculture program can use the EPA Grants to assess former industrial land to determine appropriate techniques for farming the land to avoid contamination. The recently established **Northside Cultural Business District** is a new opportunity to provide new jobs and business opportunities for people of color and/or low income which an Assessment Grant would provide significant support.

Other resources in the State are limited and currently being directed toward other larger cities such as Detroit which emerged from the largest municipal bankruptcy in U.S. history. Thus the need for federal support is more imperative than before. The EPA Grants offer a strategic means of helping struggling communities in a struggling state and we look forward to continuing our successful brownfield program.

On behalf of the KCBRA, I thank you for your time and consideration of our grant request. Upon your review, if you have any questions or require additional information, please do not hesitate to contact us.

Respectfully Submitted,

Joe Agostinelli, CEcD
Chairman

Applicant Information:

| | | | |
|-------------------------------------|--|--|--|
| a. Applicant Identification: | Kalamazoo County Brownfield Redevelopment Authority | ii. Chief Executive: | John Faul, Interim County Administrator |
| | 201 W. Kalamazoo Ave. | | 201 West Kalamazoo Ave. |
| | Kalamazoo, MI 49007 | | Kalamazoo, MI 49007 |
| b. DUNS Number: | 020906988 | Phone: | (269) 384-8111 |
| c. Funding Requested: | | Fax: | (269) 383-6448 |
| i. Grant Type: | Assessment Grant | Email: | jmfaul@kalcountry.com |
| ii. Amount | \$400,000 | g. Date Submitted: | December 16, 2015 |
| iii. Contamination | Hazardous Substances (\$200,000) Petroleum (\$200,000) | h. Project Period: | Three years |
| iv. | Community-wide | i. Population: | Kalamazoo County- 258,818 (U.S. Census, Bureau, Quick Facts) |
| d. Proposed Location: | Kalamazoo County | j. “Special Considerations” checklist | Attached |
| e. Not Applicable | | | |
| f. i. Project Director: | Rachael Grover | | |
| | 201 West Kalamazoo Ave. | | |
| | Kalamazoo, MI 49007 | | |
| Phone: | (269) 384-8305 | | |
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Regional Priorities Form/ Assessment Other Factors Checklist

Name of Applicant: Kalamazoo County Brownfield Redevelopment Authority

Regional Priorities Other Factor

Regional Priority Title: Region 5: Coordinated Public Funding for Brownfields –
Great Lakes Areas of Concern (AOC)

Page Number(s): 1, 2, 3, 4, 5, 8, 10, 11, 12, 13, and 14

Assessment Other Factors Checklist

| | Other Factor | Page # |
|---|--|----------|
| | <i>None of the Other Factors are applicable.</i> | |
| | Community population is 10,000 or less | |
| | Applicant is, or will assist, a federally recognized Indian tribe or United States territory. | |
| | Targeted brownfield sites are impacted by mine-scarred land | |
| X | Project is primarily focusing on Phase II assessments Assessment Grant funding will utilize 72% or \$288,000 from the total (\$400,000) budget on sixteen (16) Phase II ESAs. | 9 and 10 |
| | Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation. | |
| X | Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base. See also attached WARN Data and Documentation | 2 and 5 |
| | Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMDCP proposal which lists/describes the core partners and implementation strategy parties. | |
| | Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation. | |
| | Applicant is a recipient of an EPA Brownfields Area-Wide Planning Grant. | |

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Plant Closing Documentation

| Kalamazoo County* | | | | |
|-----------------------------|-----------|---------------|---------------|-------------------------------------|
| Company Name | City | Date Received | Incident Type | Number of Employees Lost to Layoffs |
| Dixie Consumer Products | Parchment | 5/11/2015 | Plant Closing | 57 |
| Charles River Laboratories | Portage | 2/7/2014 | Plant Closing | 84 |
| | | | | |
| One West Bank | Kalamazoo | 6/17/2013 | Plant Closing | 168 |
| Hostess Brands, Inc. | Kalamazoo | 11/20/2012 | Plant Closing | 15 |
| International Paper | Kalamazoo | 7/20/2012 | Plant Closing | 77 |
| Kalamazoo Gazette | Kalamazoo | 11/7/2011 | Mass Layoff | 77 |
| Kalamazoo Gazette | Kalamazoo | 1/11/2010 | Plant Closing | 105 |
| Covance | Kalamazoo | 4/14/2010 | Plant Closing | 63 |
| Design Ware | Kalamazoo | 12/22/2009 | Plant Closing | 400 |
| Summit Polymers, Inc. | Portage | 1/8/2009 | Plant Closing | 215 |
| Hewitt Associates | Kalamazoo | 9/24/2008 | Plant Closing | 57 |
| Checkers Motors Corporation | Kalamazoo | 12/29/2008 | Mass Layoff | 150 |
| | | | Total | 1,468 |

*Michigan Department of Technology, Management and Budget

WARN (Worker Adjustment and Retraining Notification) Data from 01/01/2007-11/30/2015

Plant closing: A covered employer must give notice if an employment site (or one or more facilities or operating units within an employment site) will be shut down and the shutdown will result in an employment loss* for 50 or more employees during any 30-day period.

Mass layoff: A covered employer must give notice if there is to be a mass layoff which does not result from a business closing, but will result in an employment loss* at the employment site during any 30-day period for 500 or more employees, or for 50-499 employees if they make up at least 33% of the employer's active workforce.

Ranking Criteria for Assessment Grants

Narrative Proposal:

1. Community Need:

a. Targeted Community and Brownfields: Kalamazoo County is located in southwest Michigan, approximately 120 miles from Chicago, and 140 miles from Detroit. The County's 562 square miles are a mixed landscape of industrial manufacturing facilities and farms. The largest communities are the City of Kalamazoo, (population: 75,190) and the City of Portage (population: 47,837 [*U.S. Census Bureau, 2014 estimate*]). The two cities comprise close to 50% of the County's total population. The remainder is primarily rural with smaller cities (2), villages (5) and townships (15).

Since its inception in the early 1800s, Kalamazoo County's agriculture heritage included celery and bedding plants, and the manufacture of paper, automotive, and pharmaceuticals. Unfortunately, the onetime economic prosperity is now the cause of its decline. Industrial waste was indiscriminately disposed of; much ending up in the Kalamazoo River, where many community members reside (Cities of Galesburg, Kalamazoo, and Parchment; Village of Augusta; Townships of Comstock and Kalamazoo) The River, where many of our closed factories and paper manufacturers and their waste landfills are located, is now one of five National Priorities List (NPL) sites in the County, the longest Superfund site in the nation (80 miles) (epa.gov/region5/cleanup/kalproject/index.htm), and a **Great Lakes Area of Concern (AOC)**. In September 2015, the EPA issued their Record of Decision outlining the selected remedy for the Operable Unit 5 Area 1 River Superfund site which includes the entire stretch of the Kalamazoo River and 3 miles of Portage Creek that flows through Kalamazoo County and the **Target Community** discussed below. Funding for the remedy (approximately \$20 million) focuses on the river and floodplain sediments only. The EPA Assessment Grant funding would help address abandoned properties and factories near the River that are perceived to be impacted similarly to the River thereby creating a comprehensive approach to area-wide redevelopment.

i. Targeted Community Description: The **Kalamazoo County Brownfield Redevelopment Authority (KCBRA)** was established in 2002 to promote the revitalization of environmentally distressed areas (Brownfield Sites) throughout Kalamazoo County. The KCBRA looks to utilize EPA Grant funds to assist those communities lacking the resources to address Brownfield sites as well as collaborate with larger communities such as the Cities of Kalamazoo and Portage who have their own Brownfield Authorities. Although this is a community-wide assessment grant proposal, the KCBRA intends to focus our resources on the **Target Community** generally located in the northeast corner of the City of Kalamazoo that extends into Kalamazoo Township. Specifically, this includes the **Northside Neighborhood of Kalamazoo (Census Tract (CT) 202 and 300)** and the **two industrial corridors known as the Pitcher Street and King Highway corridors**. The Pitcher Street corridor is immediately adjacent and in some cases includes the Northside Neighborhood. The two **target** industrial corridors are littered with abandoned industrial properties, rail lines, landfills, and used vacant land; some immediately adjacent to the **AOC**.

The Northside Neighborhood is one of the oldest and largest in Kalamazoo with 5,000 people located within walking distance to downtown. It has a children's water playground, two elementary schools, over 20 churches, over 15 social service agencies and approximately 150 businesses. Located within and around this neighborhood are many large industrial sites (both operating and abandoned), former gas stations, a municipal waste management company, and the region's wastewater treatment plant which discharges to the longest **Superfund Site (AOC) in the nation, the Kalamazoo River**. This neighborhood, including **Census Tracts 202/300**, has many challenges associated with unemployment, severe poverty and blight. Revitalization efforts have finally brought a grocery store, some senior housing, a skill center and urban garden. A Brownfield Assessment Grant would greatly assist this neighborhood and their recent award of a MiNeighborhood Technical Assistance Grant from the Michigan State Housing Development Authority. This grant will provide volunteer-driven technical assistance focusing on revitalization strategies for attracting new residents and private investment to create jobs. Industrial and commercial sites that are part of this revitalization effort including 1505 N. Burdick which is planned as a "hub" site for a skilled trade center and incubator for sustainable, locally owned businesses. These sites, which will include hydroponics and urban agriculture, will need environmental assessments to understand the potential risks associated with past operations, chemical use and other hazards. As part of this program, the **Northside Cultural Business District** has been established whose mission is to *"create business hubs that are owned and operated by people of color and/or low income workers"*. The first identified "hub" includes a multi-block area in our **Target Area** bounded by Ransom St., Burdick St., Westnedge Ave. and Prouty Street which include the "hub" sites of 1505 N. Burdick and 612 N. Park.

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ii. **Demographic Information:** Although the economy appears to be improving, it is painfully evident that our **target communities** of the **Northside Neighborhood (Census Tracts 202/300)** and **Kalamazoo Township** seriously lag behind the State of Michigan and the Nation. Nearly half of the residents in the **target neighborhood** live in poverty (46.3% CT202 and 44.5% CT300: [usa.com](#)) and nearly 1/3 are unemployed (32.8% CT202 and 29.8% CT300: [usa.com](#)). Since industry historically located in our target community, there was a movement of many black people to settle in the Northside where they could find older, cheaper homes. In the mid-1900s, these homes were also not subject to restrictive covenants banning non-white residents (Kalamazoo Public Library – Northside Neighborhood). Poverty and segregation continue today based on the high percent of minority population (88.6% CT202 and 87.6% CT300: [usa.com](#)) and a Median Household Income (\$19,762 CT202 and \$22,238 CT300: [usa.com](#)) that is not even ½ of that in the County or State. Brownfield sites lower living conditions, property values and increase the potential for health effects caused by contamination, lead paint, asbestos and other wastes. It is an environmental injustice that the residents in this neighborhood are disproportionately affected by the risks and socio-economic impacts that brownfields sites have on our community.

| | Demographic Information | | | | | | |
|-------------------------|--------------------------|--------------------------|-----------------------|-----------------------|-----------------------|------------------------|--------------------------|
| | Census Tract (CT) 000202 | Census Tract (CT) 000300 | Kalamazoo | | | Michigan | National |
| | | | City | Township | County | | |
| Population | 969 ⁵ | 4,019 ⁵ | 75,190 ¹ | 22,482 ¹ | 258,818 ¹ | 9,909,877 ¹ | 318,857,056 ¹ |
| Unemployment | 32.8% ⁴ | 29.8% ⁴ | 4.6% ² | 5.6% ³ | 3.7% ² | 5.0% ² | 5.0% ² |
| Poverty Rate | 46.3% ⁴ | 44.5% ⁴ | 35.0% ¹ | 19.6% ¹ | 17.7% ¹ | 16.2% ¹ | 14.8% ¹ |
| Percent minority | 88.6% ⁵ | 87.6% ⁵ | 31.9% ¹ | 24.3% ¹ | 17.9% ¹ | 20.1% ¹ | 22.6% ¹ |
| Per Capita Income | \$10,768 ⁴ | \$10,663 ⁴ | \$19,064 ¹ | \$21,516 ¹ | \$25,943 ¹ | \$26,143 ¹ | \$28,555 ¹ |
| Median Household Income | \$19,762 ⁴ | \$22,238 ⁴ | \$32,959 ¹ | \$40,784 ¹ | \$46,356 ¹ | \$49,087 ¹ | \$53,482 ¹ |

Sources: ¹U.S. Census Bureau, Quick Facts, ²U.S. Dept. of Labor/Bureau of Labor Statistics; ³Bestplaces.net, 2015, ⁴[usa.com](#) 2008-2012 data, ⁵[usa.com](#) 2010

iii. **Description of Brownfields:** In 2006, the County's previous Assessment Grant funds were used to conduct an inventory of the approximately 97 MDEQ Part 201 sites of hazardous substance contamination and the 171 Part 213 Leaking Underground Petroleum Sites ([michigan.gov/deq](#)). Additionally, the MDEQ's list of "facilities" (excluding 213 sites) have contamination above residential cleanup criteria, accounts for 766 sites in the County of which over 400 sites are located solely in the City of Kalamazoo ([michigan.gov/deq](#)). The KCBRA will update this inventory which prioritized 13 sites, many of which are located in our **Target Community**. The **Target Community** was historically an industrial community where the workers lived and walked to work. The **Kalamazoo River AOC** runs through the **Target Community**. The river and surrounding residential communities are bounded by many industrial properties, several with known or perceived environmental contamination, and the frequent odor from the wastewater treatment plant. Additionally, several abandoned gas stations with known petroleum releases and a private municipal garbage service are located in these neighborhoods -- many Northside Neighborhood children have to walk through or by many brownfield sites on their way to Lincoln Elementary School.

The two **target industrial corridors** known as the **Pitcher Street and King Highway corridors** are littered with abandoned industrial properties rail lines, landfills, and used vacant land. The King Highway corridor extends easterly from the City of Kalamazoo and is home to 3 paper-waste, PCB-contaminated landfills, a partially demolished Georgia Pacific paper mill, and an associated 5-acre closed industrial site (the Nolicucky site). The Pitcher Street corridor extends north from the City of Kalamazoo and is home to the former 50-acre Eaton Manufacturing site, the **closed (2008) 50-plus-acre Checker Cab Automotive facility** and numerous other locations with groundwater contaminated with chlorinated solvents, heavy metals, petroleum compounds, etc. Groundwater is the sole drinking water source in the area, and the River receives uncontrolled contaminated stormwater runoff. These detract from investment in adjoining disadvantaged residential and industrial properties, decrease tax revenue, and blight our community. These properties are uncontrolled, allowing free access to partially demolished structures, dangerous pits, broken glass and unknown chemical hazards potentially exposing inquisitive children and homeless people. The property owners typically are delinquent in their property taxes, yet continue to make minimum payments to avoid tax foreclosure. The KCBRA is partnering with the County's Land

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Bank Authority to take control of these typically tax-delinquent properties and assess, remediate, and control environmental and physical risks on the property and prepare them for reuse.

Brownfield sites adversely affect County low-income populations, since many reside in close proximity. This is extremely evident in our **target community of the Northside Neighborhood and Pitcher Street and King Highway Corridors** extending into Kalamazoo Township. Many of the homes in the Target Community are older (67.9% of homes in City of Kalamazoo and 60.5% in Kalamazoo Township were built prior to 1970), dilapidated rental homes (*Kalamazoo County Health and Community Services – Health Surveillance Data Book (8/16/12)*), some with dirt floors, lead-based paint and asbestos, and many housing children. Their backyards are adjacent to PCB-contaminated river sediments and landfills included in the **AOC**, and potentially PCB-contaminated yards from river sediment redistribution due to flooding. Most people cannot ride a bike or walk in their neighborhoods without potential exposure to contamination including contaminated dust, surface water and soil. The Northside Neighborhood is working to promote urban agriculture creating producers versus consumers of fresh produce. Sites for locally-owned production greenhouses are being considered. The EPA grants are needed to assess the land to determine the exposure risks associated with in-ground planting. Unfortunately, disadvantaged community members will continue to be exposed to the negative health effects of brownfields unless these sites are addressed.

Example Contaminated Sites in Target Community – Northside Neighborhood and Corridors

| Known Sites of Contamination ¹ | Contaminants ¹ | Health Effects ² |
|---|-----------------------------|---|
| <i>Northside Neighborhood (CT 202 and 300)</i> | | |
| 1505 N. Burdick | Lead-BP and Asbestos | Cancer in lungs, developmental |
| Former Fisher-Graff Steel Company/Alumilite | Petroleum, solvents, metals | Leukemia and anemia, nerve, kidney, liver damage |
| Northpoint Retail Park – Former gasoline/auto repair garages | Petroleum, solvents, metals | Leukemia and anemia, nerve, kidney, liver damage |
| Northside Grocery – Former Lockshore Dairy | Arsenic and Lead | Cancer in liver, bladder and lungs, |
| North and Ransom Street – Former junkyards, railroads, trucking, lumber | Petroleum, solvents, metals | Leukemia and anemia, nerve, kidney, liver damage |
| <i>King Highway Corridor</i> | | |
| Willow Blvd and A-Site Landfills (32 acres); King Highway Landfill (23 acres) | PCBs | Skin conditions, liver damage |
| Nolichucky Site (4.8 acres) | Xylene, PCB, TCE | Headaches, lung problems, nerve, kidney and liver damage, skin conditions |
| Georgia Pacific Site (68 acres) | PCBs, TCE | Nerve, kidney, liver damage, skin conditions |
| <i>Pitcher Street Corridor</i> | | |
| Checker Motors (51 acres) | TCE | Nerve, kidney, liver damage |
| Former Eaton Site (50 acres) | BTEX, TCE | Leukemia and anemia, nerve, kidney, liver damage |
| Clausing Site (3 acres) | TCE | Nerve, kidney, liver damage |
| Former Goodwill Site (7 acres) | TCE | Nerve, kidney, liver damage |
| Burroughs Corporation (18 acres) | Solvents, Petroleum | Leukemia, anemia, nerve, kidney, liver damage |
| Allen Test Products (2 acres) | TCE, Arsenic, Lead | Nerve, kidney, liver damage, cancer in liver, bladder and lungs |

Sources: ¹MDEQ Part 201 List; ²ATSDR – Toxic Substances Portal.

iv. **Cumulative Environmental Issues: The Target Community** generally is located in the northeast corner of the City of Kalamazoo extending into Kalamazoo Township. Specifically, the **Northside Neighborhood (CTs 202/300)/ King Highway/Pitcher St. Corridors** were, and to some extent still are, an industrial venue. The Kalamazoo River provided the water for production and disposal, and rail service was concentrated in these areas. The regional wastewater treatment plant for Kalamazoo County is located in the **Target Community**. A municipal waste company in the midst of the neighborhood, stores dumpsters and garbage trucks, kicking up contaminated dust and release diesel exhaust. A significant amount of semi-truck traffic moves throughout the **Target Community** as well. Just in the City of Kalamazoo over 600 known sites of contamination exist, many of them concentrated in our **Target Community** (Michigan.gov/deq).

The Kalamazoo River **AOC**, currently under a recent ROD, provides fish for the poor in the **Target Community** since the River runs through it. Residents are further exposed to mercury and PCBs in the carp, catfish, bass, suckers, etc. that have “**Do Not Eat**” fish advisories (Michigan.gov/documents/deq/deq-erd-kzoo-fish_warn_311594_7.pdf). Many ignore the advisories since that is their only means of providing food for their families, exacerbating short-term and long-term health problems. Until the River is cleaned up and/or exposure controls are employed, residents that swim or wade in the River may be exposed to contaminated floodplain soils and sediment according to the OU5–Area 1 ROD (www3.epa.gov/region5/cleanup/kalproject).

In the **King Highway Corridor alone**, the area residents are exposed to 3 landfills. Additionally, King Highway (Business Route I-94) is a major traffic corridor contributing diesel and automotive emissions. The **Northside Neighborhood** residents adjacent to the Pitcher Street corridor must contend with emissions from the regional wastewater treatment plant to the east. **Brownfield** sites and other **cumulative environmental issues** in the Pitcher Street/King Highway corridors depress the surrounding residential and commercial areas with the threat and existence of contamination and unimpeded access. Targeting brownfield properties in the **Northside Neighborhood and Pitcher Street/King Highway corridors** will help eliminate health risks associated with contamination, promote redevelopment, which can raise property values and create jobs, in turn raising the area's standard of living. The **Northside Neighborhood's** perceived and real contamination discourages their pursuit of urban agriculture. The local grocery store must hire 40% of its employees from the neighborhood and will purchase local produce from entrepreneurial neighborhood urban farmers. However, these entrepreneurs have been reluctant to produce vegetables in soil that was once impacted by previous industrial activities. The EPA Grants will be used to promote re-use of the land, create jobs and grow healthy food. It is our hope that **improving the lives of the disadvantaged residents** will provide opportunity to those that traditionally are forgotten.

b. **Impacts on Targeted Community:** Brownfield sites adversely affect low-income populations within the County, since many reside in close proximity. According to the Michigan Department of Community Health, the most significant exposures to cancer-causing chemicals occur in the workplace. Today's brownfields are the workplaces of previous generations. This is evident in our **Target Community**, historically an industrial community. Disadvantaged community members live adjacent to PCB-contaminated river sediments and landfills and potentially PCB-contaminated yards from flood-redistributed river sediments. Most people, including children, pregnant women, and the elderly, cannot ride a bike or walk in their neighborhoods without potential exposure. The **sensitive populations** identified below in our target area have a greater risk of developing diseases, many which can be attributed to environmental causes. Kalamazoo County's “Healthy Babies Healthy Start” program focuses on reducing **infant mortality and eliminating racial disparities** in infant and maternal health in three target areas including Kalamazoo's Eastside, Edison and **Northside neighborhoods** (Mlive.com). According to the *Kalamazoo Matters – Kalamazoo County Health Indicators Report, 2010*, there are serious health disparities among Kalamazoo County residents depending on race, neighborhood, and income. According to this study, poverty and racial minority status are often accompanied by poorer health and health disparities. Additionally, the impacts of social and economic inequality are cumulative throughout the lifecycle and early experiences of poor health may increase the risk of illness later in life according to the study. In our **target community** the **Northside Neighborhood** nearly 40% of its population are children under the age of 19. The **Kalamazoo Township Industrial Corridors** have 26% of its population under the age of 19. Many of these children are undoubtedly being impacted by the brownfield sites that are among their homes and neighborhood.

These areas all fall within or are adjacent to our **Target Areas**. Statistics from the Michigan Department of Community Health show that from 2006 to 2010, black infants in Kalamazoo were more than five times less likely than white babies to survive to their first birthday. From 2008 to 2010, that rate was 6.4, the highest of any city in the State of Michigan (Mlive.com). Granted, personal choices such as smoking and lack of prenatal care can have a significant impact on infant mortality; however, living in a contaminated area with diesel exhaust, lead, asbestos and pcb contaminated media may not be a choice for those struggling financially. It is likely that these conditions contribute to this serious problem of infant mortality in Kalamazoo County. The KCBRA intends on working with the

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Family Health Center to help identify sites that may need assessment and/or remediation/abatement for lead based on children they test that have elevated lead levels.

| Sensitive Populations | <i>Children <19 years of age</i> | <i>Elderly >65 years of age</i> | <i>Low-income Population Living Below Poverty Line</i> | <i>% Minority</i> |
|---|---|--|--|--------------------------|
| Northside Neighborhood (Census Tracts 202/300) | 36.5%/39% ⁵ | 11.6%/9% ⁵ | 46.3%/44.5% ³ | 88.6%/87.6% ⁵ |
| Kalamazoo Twp. Target Area | 26% ¹ | 13% ¹ | 19.6% ² | 24.3% ⁴ |

Sources: ¹U.S. Census Bureau, 2010; ²American Community Survey, 3-year estimates, 2009-2013; ³usa.com 2008-2012 data; ⁴Bestplaces.net, 2012; ⁵usa.com2010

Kalamazoo County, including our **Target Area**, also experiences the **negative health effects** of brownfields. Many residents are exposed to chemicals, asbestos, lead, gasoline from leaking underground storage tanks, PCBs, and various solvents, increasing their risk of lead poisoning, asthma, lung diseases, and cancer risk. Lower income children typically rely on Medicaid and according to the Epidemiology of Asthma in Michigan 2012 Report, the prevalence of persistent asthma among children in the Michigan Medicaid program increased 7.7% from 5.1% in 2005 to 5.5% in 2010. The hospitalization rate per 10,000 people in Kalamazoo County having asthma, is significantly higher in the black community, 23.9, than the rate in the white community, 5.8 (*Asthma Initiative of Michigan*, 2010-2012). The **Target Area** remains industrial with continued heavy truck traffic with diesel emissions and the PCB contamination in the Kalamazoo River **AOC** which both create a **cumulative effect** through inhalation, dermal contact and the ingestion of contaminated fish.

The health and economic status of Kalamazoo County's residents is below average and the presence of brownfields near these residential areas has a deleterious effect. Therefore, following the assessment of such properties, we will work in concert with residents, local entrepreneurs, the State of Michigan and EPA to implement cleanup and/or control actions that address some of those negative health factors. Additionally, the KCBRA intends to work with the **Agency for Toxic Substances and Disease Registry (ATSDR)** and Laurel Berman to implement their Action Model to further assess the impacts of brownfield sites on public health in relation to the urban agriculture and development planned in the **Northside Neighborhood**.

c. Financial Need

i. Economic Conditions: Southwest Michigan First conducted a Local Government Fiscal Study (*southwestmichiganfirst.com*) that identified a looming fiscal crisis for many local units of government. Revenue sources have changed significantly, much attributed to a drop in taxable property value: -10% for counties and townships, and -20% for cities (*southwestmichiganfirst.com*). When over 50% of the municipal budget is for public safety (police and fire), little remains to address planning, environmental issues, cleanup, blight elimination, etc. Perceived and/or real environmental or brownfield conditions in our **Target Area** will continue to depress property values unless there are resources to identify sites, assess conditions and provide solutions for safe reuse, cleanup and management. In addition, landfills and vacant industrial properties do not produce jobs or income. In 2008, Checker Motors, in the Pitcher Street Corridor/Kalamazoo Township **Target Area**, closed, eliminating over 150 jobs (*Michigan.gov/dmb*). This 51-acre site was partially demolished and scrapped under the ownership of a foreign, delinquent taxpayer. Additionally, since 2008 1,468 jobs have been lost due to plant closings in Kalamazoo County (*WARN data; Michigan Dept. of Technology, Mgmt. and Budget*). Much of Michigan's Brownfield Redevelopment program relies upon tax increment financing to pay for environmental assessment, remediation costs, and other eligible activities. These programs reimburse non-labile developers over a period of time from the tax increment created by the development. While these programs are valuable, they do not provide advance funding for assessment and cleanup. Since brownfields typically lack collateral value, traditional financing cannot be secured to cover environmental assessment costs at the outset of a redevelopment project. Residents in the **Northside Neighborhood** are unemployed and poor (38.2% and 46.3% (CT202) and 29.8% and 44.5% (CT300), respectively (*Census Tract 202/300, usa.com*) without personal resources to borrow money to buy property or make improvements to their homes and businesses. The community through its MiNeighborhood grant will be working with volunteers to revitalize their neighborhoods. However, it is a technical assistance grant without financial resources to conduct environmental assessments, which could be provided by a

Brownfield Assessment Grant. Focusing on urban agriculture requires land to be assessed to understand how to safely use the land, i.e. raised beds, thereby encouraging production agriculture for the local residents and entrepreneurs.

The State of Michigan was supporting brownfield redevelopment through the 1998 Clean Michigan Initiative Bond Fund; these funds are almost completely expended. Furthermore, these limited State resources are being targeted at larger cities such as Detroit, which emerged from the largest municipal bankruptcy in history. Without State assistance, the KCBRA needs assistance from EPA's Brownfield Program. Due to the State's dwindling funds, the County is relying on private investment to redevelop sites, which is very limited.

ii. Economic Effects of Brownfields: Although economists have declared the "Great Recession" over, Michigan communities are still feeling the effects. Michigan lost population from 2000 to 2010 and was the only state in the U.S. to shrink in size (U.S. Census.gov – *Population Distribution and Change: 2000-2010*). According to 2010 Census data, Michigan residents earn less money, work fewer hours, and are more likely to be raising **children in poverty** than before 2006. From before the recession to 2010, Michigan's median household income decreased by 11% (U.S. Census Bureau, 2010). Michigan's former economic prosperity was primarily attributable to auto manufacturing, which has declined and may not return to historic production or employment levels. This dramatically affected communities across Michigan, including Kalamazoo County, resulting in **increased unemployment and poverty rates** as well as abandoned industrial facilities, especially in our **Target Community**. When plants close due to economic conditions, the sites usually become brownfields, lacking viable options or responsible parties to address the impacts. Therefore, it is left to the community to address, who do not have adequate resources to do so.

Values of homes in our Target Community reflect the effects of brownfields. The **Northside Neighborhood (Census Tract 202)** have homes that the Median Built year is 1939 (usa.com) and the Median Value of Owner Occupied Homes is \$45,300 (usa.com: 2008-2012) compared to a Median Value of \$133,300 for Kalamazoo County (U.S. Census 3yr ACS: 2011-2013). This represents a significant disparity. Values in Census Tract 300 are similar.

Children in our community are also experiencing the effects of these difficult economic times. According to Kalamazoo County Community Action Agency's 2012 *Poverty in Kalamazoo County* report, 26.7% of children in the County were living in poverty in 2010. Also, 48% of students in the County are eligible for free/reduced price lunches (Kids Count Data Center, 2013). Most notably, the Lincoln International Studies School, a public elementary school located in the **Northside Neighborhood (Census Tracts 202 and 300)**, 96% of its students are eligible for free/reduced-price lunch (2014-15 data from U.S. Department of Education National Center for Education Statistics). In 2010, the County conducted a survey to identify the cause of poverty in Kalamazoo County. Out of the residents surveyed, 73.1% identified **insufficient jobs** (*Poverty in Kalamazoo County* report, Kalamazoo County Community Action Agency, 2010). By encouraging the redevelopment of brownfield sites, these grant funds will provide an opportunity to create **jobs** and improve the **economic well-being** of our residents and the **livability** of their communities.

Targeting properties within the Northside Neighborhood, King Highway and Pitcher Street corridors will provide opportunities for expansion of existing businesses or the **creation of new businesses** in the **Target Community**. Northside Neighborhood residents have recognized the need to create opportunities for entrepreneurship, skilled trade development and job creation. Redeveloping brownfield sites in the Northside Cultural Business District, including 1505 N. Burdick, with the assistance of the EPA Grants, would support this effort to alleviate or lessen the impact brownfields have on this local economy.

2. Project Description and Feasibility of Success

a. Project Description, Project Timing and Site Selection: The KCBRA is requesting to receive a \$200,000, Community-wide Hazardous Substances Assessment Grant and \$200,000, Community-wide Petroleum Assessment Grant. The County experienced much success with their previous Hazardous Substances and Petroleum Assessment Grants, and we strive to continue this success by ensuring brownfield sites County-wide contribute to the overall well-being of the community. This is accomplished by first understanding the conditions that make a site a brownfield (i.e., contaminated, blighted); secondly, understanding the potential solutions for alleviating the brownfield conditions; thirdly, provide tools, resources and incentives to implement the solutions; and finally, educate the community so they can make informed decisions regarding specific brownfield properties and how they can safely live among them and redevelop them creating jobs and opportunity.

i. Project Description: The **Target Community** has limited means to address the brownfield sites in their community. The City of Kalamazoo's 2010 Master Plan established a vision for the **Northside Neighborhood (CTs 202/300)** to include Core Residential which includes sustaining the character of existing homes, creating small neighborhood parks and shared community gardens. Additionally, the Plan includes the development and support of a Neighborhood Commercial district. Under their MiNeighborhood

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grant the **Northside Cultural Business District** was established to create business hubs that will be owned and operated by people of color and/or low income workers. Through environmental assessment activities the KCBRA intends to work with the Northside Association for Community Development (NACD) to realize this **outcome** by supporting residents interested in redeveloping the former corner gas stations, industrial buildings/lands or creating parks, community gardens and production greenhouses or growing areas. This funding is one step toward satisfying bank loan due diligence requirements as well as understanding a site to leverage other funding to conduct cleanup activities. The KCBRA intends to hold workshops with residents and potential business owners to help them understand how to access the brownfield tools and the Assessment Grants. The NACD and local residents will be part of a task force to identify and prioritize project sites, whereupon Phase I and II ESAs, Baseline Environmental Assessments, Due Care Plans for understanding continuing obligations, and Brownfield Plans to leverage tax increment from new investments can be conducted.

While many of the properties along the **two corridors** are currently zoned industrial according to the Kalamazoo Township land-use plan (ktwp.org), the community's vision is to eliminate or better understand the brownfield conditions. Any interest in the land, whether it is industrial or mixed-use, is quelled due to their current status. Additionally, the surrounding residential areas are essentially perceived to be impacted by the surrounding former or existing industrial activity. Assessing and ultimately cleaning up or controlling potential risks will attract new investment and interest in the surrounding neighborhoods. Working together the KCBRA, the Township and the Kalamazoo County Land Bank Authority, will identify tax foreclosed properties with the intent of placing them in the Land Bank. By doing so, speculators cannot acquire the land to let it remain dormant. The Land Bank, KCBRA and Township will use assessment grant funds to understand brownfield conditions completing Phase I and II ESAs, BEAs/Due Care Plans pursuing State and Federal grants and loans to prepare the site for redevelopment.

The KCBRA intends to work with the **Agency for Toxic Substances and Disease Registry (ATSDR)** to **implement their Action Model** to assess the impacts of brownfields on public health including physical and mental health, environment, education and economy, planning, safety and security and risk communication. This effort will provide opportunities to meet, educate, communicate and ultimately create a vision for the affected target area.

The KCBRA will use a portion of the grant funds for its extensive community outreach program. We will involve the disadvantaged community members in the **target area** through our partnership with the NACD. The NACD directly advocates for the **Northside Neighborhood** extending into our **target community in Kalamazoo**. The KCBRA will work with the Association to educate their members and the residents about the benefits of the brownfield program and how these tools can identify and potentially **eliminate the environmental risks** in their community, creating opportunities and jobs. More generally, we will work with our other community partners, to educate citizens about brownfields within their neighborhoods and the tools and resources available. The KCBRA has used these tools to conduct presentations over the last four years at Rotary, Board of Realtors, and Earth Day events, a Community Brownfield Open House, Brownfield Success Bus Tours and Lunch and Learns.

If awarded, the KCBRA's dedicated and knowledgeable staff will direct the implementation and management of the Assessment Grants. Our staff includes the Project Director, Ms. Rachael Grover, who has 8 years of environmental regulatory compliance and grant management experience, including experience with all aspects of grant implementation, funding, and reporting. Ms. Grover coordinates the BRA meetings and communications and is actively engaged with all discussions, meetings, and functions of the BRA. Additional staff within the County, include support staff, legal counsel, and administrative staff. In order to ensure staff continuity, Ms. Lotta Jarnefelt, Kalamazoo County Planning Director, has managed many grants over the past 15 years and assists with all aspects of the BRA. Our 11 member Board represents various groups in the County (i.e., local unit of government, private business, realtor, private citizen, County Commissioner). Currently, the Treasurer from Kalamazoo Township, part of our target area, serves on the BRA as an ex-officio member, allowing him to interact at the BRA meetings providing input on issues that may affect his community. The target community and two other local units of government have taken advantage of this opportunity and the KCBRA is reaching out to other communities in the County to get involved. The KCBRA has created policies, applications, guidance, informational pieces, etc. streamlining the process of brownfield redevelopment. The KCBRA has developed relationships with private consulting firms offering a wide range of technical services, experience, and business acumen to assist in a successful Brownfield Assessment Grant program. The KCBRA will acquire professional services resources in compliance with 40 CFR 30, 31 and 33 requirements.

ii. **Project Timing:** Based on our past experience, a process is in place to manage the grant. The following schedule will ensure that the grant project can be completed within the 3 years allotted for the program.

- Grant Work Plan - completed within 3 months of grant award;
- Procurement of consultant/contractor – completed within 2 months of receipt of Cooperative Agreement;

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- Site Inventory update/solicitation of site nominations – completed 2 months from selection of consultant;
- Existing Projects and Finance Committee of the KCBRA will utilize existing Site Prioritization Scorecard to prioritize sites. This will be done in conjunction with various stakeholders, especially in the **Target Area** – completed within 2 months of consultant selection;
- QAPP will be completed and finalized within 2 months of consultant selection;
- Prioritized sites will be presented at multiple public forums seeking input and providing education about programs – completed within 3 months of consultant selection;
- Conduct informational workshops for target area residents on how to access brownfield tools and funding – complete within 4 months of receipt of grant;
- Interface with EPA and MDEQ (petroleum sites) to obtain site eligibility prior to conducting assessment work;
- Assessment activities will begin immediately upon selection of consultant on “market/developer” driven projects where access is typically available;
- Access to prioritized sites will be pursued after the finalized site list is approved or within 4 months of consultant selection. This will involve working with the County Land Bank, the NACD and the Township to secure tax delinquent properties which allows immediate access. The KCBRA will also work with the MDEQ to obtain access on sites that pose an imminent environmental threat to the surrounding community.
- The KCBRA intends on coordinating with the EPA over the term of the ROD implementation for the **Kalamazoo River Area 1 AOC** which will be concurrent with the award of an EPA Grant to identify “gap” funding opportunities to support assessment and cleanup of brownfield sites associated with the River assessment and cleanup.

iii. Site Selection: A majority of the new Assessment Grant funds will be used to conduct **Phase I and II Environmental Site Assessments**, Baseline Environmental Assessments (liability protection documents), Due Care Planning and cleanup planning on eligible sites. In the Northside Neighborhood, several identified sites require Phase I and II ESAs and are either held by the City of Kalamazoo, the Land Bank or the NACD. The NACD is working with potential buyers and neighborhood entrepreneurs that want to open new businesses in the planned **Northside Cultural Business District including 1505 N. Burdick and areas for production gardens**. The NACD will also help to convene a neighborhood Task Force to identify and prioritize sites that fit their plan for redevelopment. Also, as the MiNeighborhood Grant moves forward, additional sites will be identified.

With respect to the Pitcher Street and King Highway corridors, Kalamazoo Township has identified several properties and buildings to demolished/environmentally assess and are using their authority to declare the buildings dangerous, allowing access to conduct Phase I and II ESAs. Other sites will be prioritized based on risk to residents, eligibility, allowed access, potential for redevelopment or job creation, and other beneficial uses such as green space. The KCBRA will work with the Township, the County Land Bank and the MDEQ to obtain site access to properties that are identified as a priority. Once sites have been assessed, efforts to address immediate risks to the target community, such as fencing, placing topsoil barriers, and removal of tanks or demolition of abandoned facilities will continue. Funding will be sought from MDEQ and EPA to implement cleanup or control actions to prevent the spread of or eliminate contamination. The above noted schedule also indicates the use of the KCBRA's Project and Finance Committee to assist with prioritization and site selection.

b. Task Descriptions and Budget Table

i. Task Descriptions

Task 1: Site Inventory and Prioritization: Limited funds were allocated to this task since many of the sites both for petroleum and hazardous substances have been inventoried using the County's previous Assessment Grant funds, State databases and other information. However, the KCBRA and a **task force** made up of various neighborhood and community organizations, local businesses, a qualified environmental consultant and the MDEQ, will update the inventoried sites presenting them for public input. A site survey questionnaire will be made available and distributed to various churches, commercial establishments and restaurants in the **Target Community** to solicit other potential sites that should be included in the inventory. Within the **targeted Northside Neighborhood and Kalamazoo Township**, the KCBRA will update the list of sites prioritized based on risk to residents, eligibility, allowed access, desire by the local residents, potential for redevelopment or job creation and other beneficial uses such as green space and agricultural production. It is anticipated that this task will be completed with a minimum **output** of 4 meetings with various stakeholders.

Task 2: Phase I Environmental Site Assessments: Conduct Phase I Environmental Site Assessments (ESAs) following ASTM E1527-13 and All Appropriate Inquiry standards using a qualified environmental consultant. The budget estimates an **output** of 8 Phase I ESAs at an average cost of \$3,000 for each: the Hazardous Substances and Petroleum Grant (a total of 16 or **12% of the grant funds**).

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Task 3: Phase II Environmental Site Assessments and Baseline Environmental Assessments:

Conduct Phase II ESAs at identified brownfield sites following ASTM and All Appropriate Inquiry standards using a qualified environmental consultant. For selected sites with appropriate levels of contamination, Baseline Environmental Assessments (BEA) for liability protection and Due Care Plans to address "continuing obligations" following MDEQ guidance as agreed in the Brownfield MOA between EPA and the State of Michigan, will be completed using a qualified environmental consultant. This task will also include preparation of a Quality Assurance Project Plan (QAPP), Sampling and Analysis Plans and development of Health and Safety Plans. The budget assumes an **output** of 8 Phase II ESAs (including BEAs and Due Care Plans) at an average cost of \$18,000 for each: the Hazardous Substances and Petroleum Grant (a total of 16 or 72% of the grant funds).

Task 4: Cleanup Planning and Brownfield Plans: Prepare Brownfield Plans to utilize tax increment financing. These plans are reviewed by the KCBRA, submitted to the local unit of government in which the project site is located for approval, and recommended for adoption by the Kalamazoo County Board of Commissioners following a public hearing. Act 381 (Michigan Brownfield Redevelopment Financing Act) and Michigan Strategic Fund (MSF) Work Plans (i.e., Cleanup/RAPs) may be prepared for review and approval by MDEQ and MSF. Cleanup planning may encompass feasibility reviews and site control alternatives. The budget assumes **outputs** of 3 projects will require Brownfield Plans at \$4,000 each and one of which will also require an Act 381 Work Plan at \$4,000 for each: the Hazardous Substances and Petroleum Grant (a total of 6 Brownfield Plans and 2 Act 381 Work Plans).

Task 5: Community Outreach, Programmatic Expenses & Travel: This task involves activities related to community outreach including:

- Prepare for, attend, and participate in public hearings, municipal meetings at townships, villages and cities within the County, County Brownfield Redevelopment Authority and Commission meetings.
- Review Brownfield Plans, Work Plans and Report Recommendations.
- Plan and prepare materials for meetings.
- Create and disseminate brochures about the Brownfield Grant.
- Work with the grant partners, who will assist with the educational and outreach component.
- Educate and inform community groups, realtors, developers and interested parties about the Grant and the benefits of Brownfield Redevelopment.
- Conduct community Open Houses, receptions, and success celebrations. Post notices at local establishments and venues that represent the local residents.
- Register/travel to the National Brownfield Conference; and other pertinent educational and training events (anticipate airfare for 4 individuals @\$600 ea/\$1,200; Lodging: 3 nights @ \$125 ea/\$750; Food/Transportation 3 days @\$100ea/\$600 for a grand total of \$5,100) and \$900 for other education training events.
- Provide appropriate reporting to satisfy the requirements of the Cooperative Agreement.

ii. Budget Table

| i) Hazardous Substances Grant Budget (\$200,000) | | | | | | |
|---|----------------------------------|--------------------------------|--|------------------------------------|---|------------------|
| <i>Budget Categories</i> | <i>Task 1 Site Inventory</i> | <i>Task 2 Phase I ESAs</i> | <i>Task 3 Phase II ESAs and BEAs</i> | <i>Task 4 Cleanup Planning</i> | <i>Task 5 Outreach, Programmatic & Travel</i> | <i>Total</i> |
| Personnel | | | | | \$4,000 | \$4,000 |
| Fringe | | | | | | |
| Travel | | | | | \$3,000 | \$3,000 |
| Supplies | | | | | \$1,000 | \$1,000 |
| Contractual | \$2,000 | \$24,000 | \$144,000 | \$16,000 | \$5,000 | \$191,000 |
| Other * | | | | | \$1,000 | \$1,000 |
| Total | \$2,000 | \$24,000 | \$144,000 | \$16,000 | \$14,000 | \$200,000 |
| i) Petroleum Grant Budget (\$200,000) | | | | | | |
| Personnel | | | | | \$4,000 | \$4,000 |
| Fringe | | | | | | |

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| | | | | | | |
|--------------|----------------|-----------------|------------------|-----------------|-----------------|------------------|
| Travel | | | | | \$3,000 | \$3,000 |
| Supplies | | | | | \$1,000 | \$1,000 |
| Contractual | \$2,000 | \$24,000 | \$144,000 | \$16,000 | \$5,000 | \$191,000 |
| Other* | | | | | \$1,000 | \$1,000 |
| Total | \$2,000 | \$24,200 | \$144,000 | \$16,000 | \$14,000 | \$200,000 |

(*Other: Printing and Postage)

c. Ability to Leverage: Across the board, funding resources are very limited in Michigan. Fortunately, Michigan's Brownfield Laws allow the KCBRA to develop Brownfield Plans for eligible project sites. These Plans capture future tax increment from new investment on the property to pay for Phase I/II ESAs, BEAs, Due Care Plans, Demolition, soil and groundwater cleanup, and lead and asbestos abatement. For instance, a developer may approach the KCBRA to use EPA Grant funds to conduct the Phase I/II ESAs, a BEA and perhaps some Due Care Planning. The developer may incur additional expenses such as soil removal/disposal and demolition with the understanding that they would be reimbursed as the tax increment from the new development investment is collected. Finally, the KCBRA can use the tax increment capture from the project to repay the EPA Grant funds that were invested in the project, and once the developer is fully reimbursed, the KCBRA can capture another 5 years. This fund, the Local Site **Remediation** Revolving Fund (LSRRF), is locally controlled and can only be used for eligible activities on other brownfield sites. Thus, the grant monies would truly act as seed money to **leverage** future brownfield redevelopment activities. The KCBRA has adopted and successfully implemented 8 Brownfield Plans to-date, which have captured nearly **\$800,000** in tax increment to reimburse developers for cleanup, demolition and due care activities. Several of these projects were initially funded with our previous EPA Grants which returned approximately \$150,000 to the KCBRA since 2010. The LSRRF has accumulated approximately **\$18,000** and anticipates another **\$30,000** during the term of the EPA Grants which can be used for **cleanup** on sites that are assessed with the EPA Grants. Recently, the KCBRA supported the redevelopment of a contaminated industrial site in Schoolcraft, MI with **\$55,000** in assessment funds. This work identified significant contamination beneath the building which requires the installation of a system to control vapor intrusion. The KCBRA successfully applied for and received a **\$150,000** loan and **\$200,000** grant from MDEQ to manage/cleanup the contamination thereby allowing the site to be redeveloped. Although the MDEQ funds are very limited, this demonstrates our ability to leverage and seek other funding. It is our goal to create a **sustainable program** that can provide comprehensive services and tools to support a brownfield project from start to finish. Therefore, with these Assessment Grant funds, we will encourage Brownfield Plans, when applicable, to support our goal and lessen our dependence on outside "seed" funding.

When possible, the KCBRA will pursue State 128a Brownfield Assessment funds to conduct assessments on brownfield sites. This funding has been successfully utilized previously in the County. Depending upon the location and scale of the redevelopment project, other funds will be used to **leverage** the grant monies which may include public sources: tax abatements, Community Development Block Grants, banks or developers that have an interest in improving the **Target Community**.

Since EPA and MDEQ will be implementing an approximately \$20 million ROD for the **Kalamazoo River AOC**, \$400,000 in EPA Brownfield Assessment Grant funding provides an excellent opportunity to fill any "gaps" in funding and activities creating a prime opportunity to pursue a more comprehensive approach to area-wide redevelopment.

3. Community Engagement and Partnerships

a. Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress

i. Community Involvement Plan: The members of the KCBRA were selected to represent various groups within the County including: local units of government, private citizens/businesses, realtors, attorneys, etc., allowing it to engage a larger County-wide community. The KCBRA holds noticed, open monthly meetings on a regularly scheduled date and time to review and approve projects, solicit public comment and plan for future activities. Thus, there is a standing opportunity for public input into site selection, cleanup decisions, and reuse planning.

In addition, the KCBRA envisions creating a community-wide **Site Reuse Team** that will include representatives from our **Target Communities** in the **Northside Neighborhood** and the **Pitcher Street and King Highway corridors in Kalamazoo Township**. We will work with the members of the Northside Association for Community Development (NACD) and other residents and business owners to identify, select and prioritize sites that most affect their community plan goals and will have the most impactful **outcomes** on the community. Action plans will

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be developed that allow for public input and opportunities for sharing views and opinions. Brownfield Meeting Sessions would be held similar to the session model used by TAB – the Technical Assistance to Brownfield Communities. The Plans will map out the activities; resources required and anticipated outcomes for a site. The KCBRA will work with our partners to educate their members about the benefits of the brownfield program and how these tools are used to identify and potentially eliminate the environmental risks in their neighborhoods creating opportunities and jobs. Additionally, the KCBRA will seek out opportunities to **provide job training** collaborating with the NACD, new businesses in the **Northside Cultural Business District**, Michigan Works and other job placement agencies to further involve residents by providing training and job opportunities related to the assessment activities. The KCBRA also intends on providing workshops for the **Target Community** residents to help them understand how to access the brownfield tools and assessment grant support. This may include assisting with completing applications for project support and interpreting technical data in “layman’s terms”.

The KCBRA will also look for opportunities to participate in EPA and MDEQ’s Community Involvement Plan during the implementation of the Record of Decision for the assessment and cleanup of OU5-Area 1 of the **Kalamazoo River AOC** which runs through our County and Target Communities. This will identify opportunities for the EPA Grant to leverage the River cleanup funding and fill funding gaps for a more comprehensive approach to redevelopment.

ii. Communicating Progress: The KCBRA regularly provides stakeholder updates as to the progress that the brownfield program has made and future plans for additional projects. For example, the KCBRA has worked with the Kalamazoo Nature Center to **educate** the community through a County-wide Earth Day event. The Authority has published several press releases and articles in the regional newspaper, the *Kalamazoo Gazette*, to educate County citizens. The Project Director and Chair of the BRA were featured on a local radio news program (WKZO 590), discussing the merits of the brownfield program. Kalamazoo County typically uses these publications and media to disseminate their public notices and press releases to the County-wide population. Efforts will be made to inform and notify residents and businesses in the **Target Community** through mailings or posting information at local retail/restaurant establishments, churches, events (such as the Black Arts Festival), community centers and even convenience stores. We also publicize programs, minutes, applications and successes through the County Web site (www.kalcounty.com). Since social media has become so important with communicating information to various stakeholders, the KCBRA will embrace opportunities to utilize these tools including Facebook, LinkedIn and Twitter.

During our previous grant, a Grant Fact Sheet, poster boards and a PowerPoint presentation were developed and are regularly used for presentations to area Board of Realtors, Kiwanis Clubs, and Rotary Club meetings. In the fall of 2010, the KCBRA held a brownfield success tour of over seven sites that the County’s previous EPA Assessment Grant funds supported. Additionally, KCBRA staff, in conjunction with City of Kalamazoo BRA staff, hosted a brownfields bus tour during the 2012 National Land Bank Conference in Kalamazoo. In June of 2011 and 2012, a Lunch and Learn was held to educate developers/realtors and others about the KCBRA’s program. In 2013, a presentation about brownfield redevelopment opportunities was given to the township Supervisors’.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority: This proposal is requesting funds to complete Phase I/II ESAs, BEAs and Brownfield Plans/Cleanup Planning. All of these activities will meet the requirements of the Michigan Brownfield Redevelopment Financing Act (Act 381, as amended) and the Michigan Natural Resources and Environmental Protection Act (Part 201, Environmental Remediation/Hazardous Substances). This will involve **MDEQ** review of BEAs and Due Care plans to insure they meet regulatory requirements identifying all potential exposure pathways and that measures are taken not to exacerbate contamination. Additionally, one of the actions a new owner may take is to place use restrictions on the property which are attached to the property deed and noticed to the local unit of government. If any of these activities occur through a Brownfield Plan, it will require review and approval from the KCBRA, the local unit of government of the project site and the County Commission upon completion of a public hearing. If school taxes are captured through a Brownfield Plan it is necessary for **MDEQ/MSF** to review and approve the plan. The **MDEQ** regularly attends our monthly KCBRA meetings.

Since the **MDEQ** and the **County Health and Community Services (HCS)** have access to information about sites within the community, the KCBRA intends to work with the MDEQ and HCS to solicit input and obtain relevant information that may benefit our program. Additionally, the MDEQ will advise the KCBRA of additional funding opportunities that will assist with eligible activities beyond the EPA Assessment Grants. The KCBRA plans to work closely with the HCS throughout the grant period, informing it of risks to human health and the environment associated with brownfields. In turn, the HCS will be able to communicate these potential threats to the community. If immediate threats are found to exist, the HCS can assist with sampling water supply wells and surface water bodies, and determining the presence of risks. For example, the HCS is monitoring groundwater at 12 sites in the

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County representing 78 dwellings and businesses. This allows for alternate clean water supplies and reduction in exposure to contaminants.

ii. Other Governmental Partnerships: EPA will remain a major partner in the KCBRA's brownfield program by reviewing Eligibility Demonstrations for proposed grant funded projects; potential support through their Targeted Brownfield Assessments program; and collaboration/cooperation with the implementation of EPA's Record of Decision for the **Kalamazoo River AOC**.

The KCBRA is collaborating with the Kalamazoo County Land Bank (Land Bank). The **Land Bank** can acquire, demolish, rehab, dispose of, and hold onto tax-reverted properties, returning them to productive use in a rapid manner. The Land Bank, in concert with other organizations such as the NACD, agencies such as HUD and the Michigan State Housing Development Authority (MSHDA), communities (including Kalamazoo Township) and developers will ensure a coordinated revitalization plan that fits with the community plans. Since 2014, there were over 400 tax foreclosures throughout the County (kalamazoolandbank.org). The Land Bank can work quickly to eliminate or rehabilitate the blighted properties that are so numerous in the **target community**, providing affordable housing for the residents or business opportunities. The KCBRA, through the Land Bank, can also leverage many of the brownfield tax increment tools to further enhance incentives to a site including site preparation activities, installation or rehabilitation of infrastructure, and other benefits. The Land Bank has used Neighborhood Stabilization II Program funds within six neighborhoods within the City of Kalamazoo. These funds were used to demolish blighted structures, build affordable housing for low income populations including seniors, and create community gardens and green spaces (kalamazoolandbank.org).

Since a portion of the **Target Community**, the **Northside Neighborhood** and portions of the **Pitcher Street corridor** lie within the City of Kalamazoo, the KCBRA intends on working with the City's Economic Development Department and their Brownfield Redevelopment Authority (BRA). The City has a tremendous amount of experience with Brownfield Sites and the KCBRA looks to partner with them to leverage knowledge and resources to insure positive redevelopment outcomes for the community.

The Planning and Community Development Department supports the KCBRA with their expanded GIS program. Many of the inventoried and prioritized sites were entered into the County's GIS program. This information will continue to be updated and expanded to provide easy access to the general public and the **target community**.

c. Partnerships with Community Organizations

i. Community Organization Description & Role: The KCBRA is excited about the community-based organizations that have expressed a willingness to partner on this project. The selected organizations represent the various **stakeholders** that may be affected by Brownfield sites in our communities and/or have resources to assist with strengthening our program. Ultimately, it is the KCBRA's goal to address and reuse all brownfield sites in the County creating a movement to prevent the creation of new brownfields. This can only be done through a collaborative effort which engages all affected populations. To that end, the following organizations have graciously accepted our call to action and will play an affirmative role in continuing the County's successful brownfield program, including the implementation of the EPA Assessment Grant:

Northside Association for Community Development : The Northside Association for Community Development (NACD) directly advocates for the businesses and residents located in the northernmost part of the City of Kalamazoo, including the **Northside Neighborhood** extending into our **target community in Kalamazoo Township and the Pitcher Street corridor**. Many of the members of the Association represent the African-American community and an area of the County which is socially and economically challenged. The KCBRA will work with the Association to educate their members and the residents about the brownfield program and assist the NACD with redeveloping several sites including 1505 N. Burdick, a former industrial site, which is planned as a "hub site" for a skilled trade center and incubator for sustainable, locally owned businesses including hydroponics and urban agriculture. Representatives will also be involved in the **Site Inventory and Prioritization Update** effort and the creation of **Action Plans** for assessed sites. The KCBRA will also coordinate with the NACD to identify potential job training opportunities that may result from the brownfield assessment project(s).

Kalamazoo Nature Center: The Nature Center will be a resource providing technical and educational support related to ecological and "green" components throughout the redevelopment process.

Southwest Michigan Sustainable Business Forum: The Southwest Michigan Sustainable Business Forum is a non-profit local organization dedicated to promoting sustainable business practices. Its support of the brownfield redevelopment process will include providing technical and educational resources to developers and other parties regarding sustainable development, green building and LEED standards on brownfield sites.

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Southwest Michigan First: Southwest Michigan First (SMF) is a nonprofit, privately and publicly funded economic development organization formed by business and community leaders to actively pursue and identify opportunities for development and private investment in the County. SMF will advise interested parties and developers of the benefits of the Brownfield Program, tax incentives and the ability to leverage funding on brownfield sites.

Kalamazoo Valley Habitat for Humanity: Habitat for Humanity is a non-profit organization that makes home ownership possible for families for whom ownership is otherwise not attainable. They also have created the ReStore, a retail outlet that recycles building fixtures, furniture, etc. The KCBRA will work with Habitat to provide education and technical support related to recycling of building materials and infrastructure reuse throughout the brownfield redevelopment process. Habitat's ReStore can acquire materials from buildings that are restored and/or demolished for resale to support their program. Additionally, sites may be assessed for future home locations.

Kalamazoo Chamber: Based on its role and involvement in the local Community, we believe that the Chamber is an excellent partner with the KCBRA to inform their members and the business community about existing brownfield sites in the community and the potential benefits and incentives that are available through the KCBRA.

Southcentral Michigan Planning Council: The SMPC is a regional planning organization that can offer transportation, land-use and environmental planning services. The KCBRA will look to the SMPC to help communities integrate the reuse of brownfield sites within their local master plans or neighborhood plans insuring a fit. This would include access to transportation, appropriate land re-use and other funding.

Kalamazoo River Watershed Council: The KRWC is a public, non-profit organization dedicated to improving and protecting the health of the Kalamazoo River, its tributaries and its watershed which has been designated a **Great Lakes Area of Concern (AOC)**. The KRWC will provide input and education on the wise stewardship and re-use of brownfield sites thereby reducing and/or eliminating impact to the river system and surrounding community. This would include demonstration projects such as controlling erosion or run-off from brownfield sites. Additionally, the KRWC can help the KCBRA collaborate with EPA on the implementation of the River ROD in the County.

Michigan State University Extension: MSUE provides non-formal educational programs in communities related to individual health, natural resources, agri-business and agricultural, youth development, community development and economic development. The MSUE will utilize their expertise to support the NACD and the Northside Neighborhood's interest in developing an urban agriculture program on redeveloped brownfield sites.

Family Health Center: FHC is charged with providing excellent, quality health care to historically underserved populations. They have 2 locations in the targeted communities. In 2011, the FHC was awarded the largest Affordable Care Act grant for Federally Qualified Health Centers in Michigan which allowed a renovation and expansion of their flagship location in Kalamazoo's Northside neighborhood. The KCBRA is looking to the FHC to help identify sites that may need assessment and/or remediation/abatement for lead based on children they test that have elevated lead levels.

ii. **Letters of Commitment:** Letters of support that describe their role and involvement have been attached.

4. Project Benefits

a. Health and/or Welfare and Environmental Benefits

i. **Health and/or Welfare Benefits:** Overall, the KCBRA's anticipated **outcomes** from this program include elimination of environmental risks and blight resulting in reuse of facilities and existing infrastructure, ultimately creating jobs for our residents. Specifically, our **Target Community**, including the Northside Neighborhood and Kalamazoo Township Corridors, especially needs help educating and creating job opportunities for poor, disenfranchised, primarily minority residents. The NACD believes the EPA Grants will greatly benefit the Target Community by understanding what contamination and risks remain at former industrial sites like 1505 N. Burdick, the planned "hub site" for entrepreneurial training, skilled trade, hydroponics and urban agriculture. Perceived and real contamination can paralyze a community from moving forward due to uncertainties which now can be understood and quantified ultimately identifying the resources to move projects forward. Assessing brownfield sites will allow entrepreneurial urban farmers to understand how and what is needed to utilize the land for larger production agriculture. The NACD sees urban agriculture as an opportunity to produce fresh food for the area residents and broader community, thereby improving their health, creating skills and jobs for its residents. **Outputs** from this effort would include increasing the number of acres that are available for urban agriculture. Assessing properties also help identify sites that if eliminated or addressed will decrease health issues like asthma, cancer and lead poisoning which affects sensitive populations such as children and seniors in these neighborhoods.

ii. **Environmental Benefits:** The KCBRA's anticipated **outcomes** related to environmental benefits first and foremost include gaining knowledge about brownfield or perceived brownfield sites that will allow action

to be taken to reduce, eliminate or control contamination and any potential exposures at a site.

The information gained can also assist with preventing contaminants from entering the Kalamazoo River Watershed which could further impact the river, its biota and its tributaries. The **Kalamazoo River AOC** has a fantastic fishery which provides food for those that are impoverished including many in the **Target Community** since the River runs through it. However, the residents are being further exposed to mercury and PCBs since most of the fish species, i.e. carp, catfish, bass and suckers, have “**Do Not Eat**” fish advisories. Many ignore the advisories if that is their only means of eating and providing food for their families and children further exacerbating health problems both short-term and long-term. Additionally, by utilizing vacant “contaminated” land for urban agriculture and when employing sustainable techniques, the new use will begin eliminating uncontrolled contaminated stormwater run-off and dust that continues to spread throughout the neighborhood.

Kalamazoo County relies solely on groundwater for its municipal and in many out-county areas private water supply. Conducting Phase I and II ESAs will help to identify and eliminate potential sites that are contaminating or could be future contamination sources for our water supply which affects all residents of our County.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Planning, Policies, and Other Tools: An example of this would be in our **Target Community** where Kalamazoo Township signed a Michigan Green Communities Challenge Resolution. This resolution involves setting an example with regard to energy, resources and property management. Initially, the Township has worked on its own properties by replacing a roof with an insulated white roof; conducted energy audits on its facilities with plans to improve HVAC, lighting and building envelopes. Additionally, a grant from the Kalamazoo Community Foundation was used to remove non-native plants from a spring-fed wetland and creek on the Township Hall property. The banks of the creek were replanted and a buffer strip was created with native plants to slow and filter parking lot runoff as it drains to the creek. This project will be used as an example for others in the County to follow, especially related to storm water run-off.

The City of Kalamazoo’s Master Plan, which incorporates much of our Target Community, i.e. the Northside Neighborhood, outlines initiatives for sustainable re-use and redevelopment. At 612 N. Park in the Target Community, the building has a green roof and space for training residents to develop urban agriculture as a means of becoming producers versus consumers. Many of these initiatives have come to fruition including requiring consideration of alternate stormwater systems that reduce run-off and treat water on-site to remove contaminants prior to discharging off-site on new development projects.

ii. Integrating Equitable Development or Livability Principles: As previously indicated, the KCBRA is working with the County Land Bank to provide assessment on sites that have been tax foreclosed. These two entities have great synergy and resources to hold, prepare, and return property for reuse. The properties, once ready, can be offered for sale at a much lower cost or no cost to allow for the construction of **affordable housing** and for small business owners. In some cases, the KCBRA will work with the Land Bank to use grant funds to assess buildings for **lead and asbestos** which are slated for demolition. The Land Bank will demolish the structure and the KCBRA can assess the property for other environmental issues. In some residential neighborhoods, the properties that are demolished can be used for **community gardens or production agriculture/greenhouses** which may require environmental testing to determine if the gardens can be planted in ground or if raised beds are required. The **community gardens** in our area have been a great success and bring a tremendous sense of accomplishment and enjoyment, not to mention fresh fruit and vegetables to the area residents.

c. Economic and Community Benefits (long-term benefits)

i. Economic or Other Benefits: The KCBRA has seen the tangible economic benefits that result from brownfield redevelopment. KCBRA has demonstrated its ability to leverage EPA Brownfield Assessment Grant funds into almost 500 jobs and nearly \$30 million in investment, with \$400,000 in grants since its award in 2006. It is the KCBRA’s intent to similarly utilize a new Assessment Grant award to help identify projects that will provide opportunities for employment and put properties back on the tax rolls. For instance the **Northside Neighborhood** needs help to redevelop or reuse properties that will bring investment, jobs, improved tax base, and a higher standard of living for its residents. For example, utilizing vacant land for production **urban agriculture-greenhouses**, can spur new entrepreneurial opportunities utilizing the produce that is grown such as incubator production kitchens, hydroponics, etc. If a site can be cleaned up or controlled to eliminate risks to the surrounding community and provide a cleaner and safer environment for the residents, surrounding non-brownfield properties will see their values rise.

ii. Job Creation Potential: Partnerships with Workforce Development Programs: The KCBRA plans to

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require applicants that receive EPA Assessment Grant support to seek opportunities to employ local members of the community and/or use local businesses and their products/services on the project. The KCBRA will work with the **Northside Association for Economic Development** and potentially new businesses in the **Northside Cultural Business District** and other employment service companies to link prospective candidates with contractors and other providers. The KCBRA has demonstrated in the past its desire to procure local goods and services under the grant, whether it is food for an outreach event or hiring a local bus company to tour brownfield sites of success. As an **outcome** of this initiative, the KCBRA will track the number of local jobs and/or purchases that are made for each project with the goal of one opportunity per project.

5. Programmatic Capability and Past Performance

a. Programmatic Capability: If awarded, the KCBRA's dedicated and knowledgeable staff will be directly responsible for the implementation and management of the Assessment Grants. Our staff includes the Project Director, Ms. Rachael Grover, who has 8 years of environmental regulatory compliance and grant management experience, including experience with all aspects of grant implementation, funding, and reporting. Ms. Grover coordinates the BRA meetings and communications and is actively engaged with all discussions, meetings, and functions of the BRA. Additional staff within the County, which assists, as needed, include support staff, legal counsel, and administrative staff. In order to ensure continuity should staff turnover occur, Ms. Lotta Jarnefelt, Kalamazoo County Planning Director, has managed many grants over the past 15 years and assists with all aspects of the BRA. Our Board is made up of 11 individuals representing various groups in the County (i.e., local unit of government, private business, realtor, private citizen, County Commissioner). Currently, the Treasurer from Kalamazoo Township, part of our target area, serves on the BRA as an ex-officio member, allowing him to interact at the BRA meetings providing input on issues that may affect his community. The target community and two other local units of government have taken advantage of this opportunity and the KCBRA is reaching out to other communities in the County to get involved. The KCBRA has been very active creating policies, applications, guidance, informational pieces, etc. This organizational effort has been intended to streamline the process of redeveloping brownfield sites, while maximizing the benefit to the local community.

The KCBRA has developed relationships with private consulting firms to access technical expertise beyond that provided by the MDEQ. These consultants offer a wide range of technical services, experience and business acumen to assist in a successful Brownfield Assessment Grant program. The KCBRA will acquire professional services resources in compliance with 40 CFR 30, 31 and 33 requirements as applicable. The responsibilities of the approved consultant include assistance with the site prioritization efforts, completion of Phase I/II ESAs, BEAs, Brownfield Plans, Cleanup Planning and community outreach. Many of the existing tools, policies, guidance materials, applications, etc. can be used with new grants and will allow the KCBRA to immediately begin implementation.

b. Audit Findings: The KCBRA has had **no adverse audit findings**.

c. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant: The County, in conjunction with the KCBRA, has successfully managed the following U.S. EPA Brownfield Grant: U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant. *Fund Expenditure:* The County was awarded a \$400,000 U.S. EPA Brownfield Assessment Grant in 2006 (Cooperative Agreement BF00E-12701-0) for hazardous substances and petroleum contaminated sites. These funds were expended after a one year extension to wrap up several projects.

1. Compliance with Grant Requirements: The County, in conjunction with the KCBRA, consistently met the requirements for Work Plan and QAPP development, eligibility demonstrations, Sampling Plans, Health and Safety Plans, Quarterly Reports, ACRES reporting, Financial Status Reports, and Community Notification. The Authority acquired technical expertise to execute these projects using a competitive Request for Proposal (RFP) process. At the time of closure of the grant (September 30, 2010), there was \$19,519.36 remaining which was returned to EPA. Unfortunately, there were two projects that were anticipated to move forward, one with the Petroleum Grant and one with the Hazardous Substances Grant, which did not occur.

2. Accomplishments: With these grant funds, we assessed eight sites in five different communities. The assessments addressed approximately **360 acres** associated with hazardous substances and over **20 acres** associated with petroleum impacts, which resulted in over **500 jobs** and **\$30 million** in investment. All accomplishments were reported to the EPA in ACRES. Additionally, the County designated 10% of their Hazardous Substances Assessment Grant for the educational and outreach efforts of the Methamphetamine Contamination Response Program which since 2004 has addressed 556 total busts in the County of which 90% have been cleaned or closed.

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Attachment A – Threshold Eligibility Documentation

Threshold Eligibility Criteria for Assessment Grant

Kalamazoo County Brownfield Redevelopment Authority

1. Applicant Eligibility

The Kalamazoo County Brownfield Redevelopment Authority (KCBRA) is a Redevelopment Agency that is fully sanctioned by the State of Michigan under the authority of Public Act 381 of 1996, as amended, the Brownfield Redevelopment Financing Act. Documentation of eligibility is attached.

2. Letter from the State of Michigan

Kalamazoo County received a letter from the Michigan Department of Environmental Quality (MDEQ) acknowledging the KCBRA's plan to conduct assessment activities through the pursuit of Federal grant funds. Please refer to attached letter.

3. Community Involvement

The members of the KCBRA were selected to represent various groups within the County including: local units of government, private citizens, private businesses, realtors, attorneys, etc., which allows it to **engage** a larger County-wide community. The KCBRA holds noticed, **open monthly meetings** on a regularly scheduled date and time to review and approve projects, and solicit public comment and plan for future activities. Thus, there is a standing opportunity for **public input** into site selection, cleanup decisions, and reuse planning.

In addition, the KCBRA envisions creating a community-wide **Site Reuse Team** that will include representatives from our **Target Communities** in the **Northside Neighborhood and the Pitcher Street and King Highway corridors in Kalamazoo Township**. We will work with the members of the Northside Association for Community Development (NACD) and other residents and business owners to identify, select and prioritize sites that most affect their community plan goals and will have the most impactful **outcomes** on the community. **Action plans** will be developed that allow for **public input** and opportunities for **sharing views and opinions**. Brownfield Meeting Sessions would be held similar to the session model used by TAB – the Technical Assistance to Brownfield Communities. The Plans will map out the activities; resources required and desired **outcomes** for a site. The KCBRA will work with our partners to **educate** their members about the benefits of the brownfield program and how these tools are used to identify and potentially eliminate the environmental risks in their neighborhoods creating opportunities and jobs. Additionally, the KCBRA will seek out opportunities to provide **job training** collaborating with the NACD, new businesses in the Northside Cultural Business District, Michigan Works and other job placement agencies to further **involve residents** by providing training and job opportunities related to the assessment activities. The KCBRA also intends on providing workshops for the **Target Community** residents to help them understand how to access the brownfield

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tools and assessment grant support. This may include assisting with completing applications for project support and interpreting technical data in "layman's terms".

The KCBRA will also look for opportunities to participate in EPA and MDEQ's Community Involvement Plan during the implementation of the Record of Decision for the assessment and cleanup of OU5-Area 1 of the **Kalamazoo River AOC** which runs through our County and Target Communities. This will identify opportunities for the EPA Grant to leverage the River cleanup funding and fill funding gaps for a more comprehensive approach to redevelopment.

The KCBRA regularly provides **stakeholder updates** as to the progress that the brownfield program has made and future plans for additional projects. For example, the KCBRA has worked with the Kalamazoo Nature Center to educate the community through a County-wide Earth Day event. The Authority has published several **press releases** and articles in the regional newspaper, the Kalamazoo Gazette, to educate County citizens. The Project Director and Chair of the BRA were featured on a local radio news program (WKZO 590), discussing the merits of the brownfield program. Kalamazoo County typically uses these publications and media to disseminate their public notices and press releases to the County-wide population. Efforts will be made to **inform** and **notify** residents and businesses in the **Target Community** through mailings or posting information at local retail/restaurant establishments, churches, and events, such as the Black Arts Festival, community centers and even convenience stores. We also **publicize** programs, minutes, applications and successes through the County Web site (www.kalcounty.com). Since social media has become so important with communicating information to various stakeholders, the KCBRA will embrace opportunities to utilize these tools including Facebook, LinkedIn and Twitter.

During our previous grant, a Grant Fact Sheet, poster boards and a PowerPoint presentation were developed and are regularly used for presentations to area Board of Realtors, Kiwanis Clubs and Rotary Club meetings. In the fall of 2010, the KCBRA held a brownfield success tour of over seven sites that the County's previous EPA Assessment Grant funds supported. Additionally, KCBRA staff, in conjunction with City of Kalamazoo BRA staff, hosted a brownfields bus tour during the 2012 National Land Bank Conference in Kalamazoo. In June of 2011 and 2012, a Lunch and Learn was held to educate developers, realtors and others about the KCBRA's program. In 2013, a presentation about brownfield redevelopment opportunities was given to the township Supervisors' meeting. These efforts will continue.

4. Site Eligibility and Property Ownership Eligibility

Since this application is a community-wide proposal, this section is not applicable.

Kalamazoo County Brownfield Redevelopment Authority
FY16 U.S. EPA Brownfield Assessment Grant Application

Attachment B – Letter from the State



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



DAN WYANT
DIRECTOR

November 24, 2015

Ms. Rachael Grover, Resource Coordinator
Department of Planning and Community Development
Kalamazoo County
201 West Kalamazoo Avenue
Kalamazoo, Michigan 49007

Dear Ms. Grover:

SUBJECT: Michigan Department of Environmental Quality Acknowledgment of a United States Environmental Protection Agency (USEPA) Brownfield Grant Proposal for 2016

Thank you for your notice and request for a letter of acknowledgment for the Kalamazoo County Brownfield Redevelopment Authority's (KCBRA) proposal to the United States Environmental Protection Agency (EPA) brownfield grant program. The Department of Environmental Quality, Remediation and Redevelopment Division (RRD), encourages and supports county-wide assessment and redevelopment efforts. Our review of your proposed project meets the USEPA's requirements under the proposal guidelines.

The KCBRA is applying for a combined \$200,000 hazardous substances and \$200,000 petroleum assessment grant which could be used to conduct assessment activities at eligible brownfield sites and facilitate new redevelopment projects in the county. The RRD recognizes that the KCBRA has been very successful in implementing previous EPA brownfield grants. The KCBRA as an applicant, is considered eligible for the grant as an economic development agent of county government.

Should the EPA award the brownfield grant to the KCBRA, it would initiate redevelopment and reuse of underutilized and contaminated properties and improve the economic development and environmental conditions in the county. If you need further information or assistance regarding specific brownfield sites, please contact me at the number below or by email at smedleyr@michigan.gov.

Sincerely,

Ronald L. Smedley
Brownfield Redevelopment Coordinator
Brownfield Redevelopment Unit
Remediation and Redevelopment Division
517-284-5153

cc: Carrie Geyer

Kalamazoo County Brownfield Redevelopment Authority
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Attachment C – Documentation of Applicant Eligibility

A RESOLUTION ESTABLISHING
A BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE COUNTY OF KALAMAZOO
AND DESIGNATING THE BOUNDARIES OF
A BROWNFIELD REDEVELOPMENT ZONE
PURSUANT TO AND IN ACCORDANCE WITH ACT 381 OF THE
PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

WHEREAS, the Board of Commissioners of Kalamazoo County, by resolution (the "Resolution of Intent") adopted on July 16, 2002, determined that it is in the best interests of the public to facilitate the implementation of plans relating to the identification and treatment of environmentally distressed areas so as to promote revitalization in an area of Kalamazoo County described in the Resolution of Intent as the "Proposed Brownfield Redevelopment Zone," and declared its intention to provide for the operation of a Brownfield Redevelopment Authority for Kalamazoo County (the "Authority"), pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"); and

WHEREAS, on this date, pursuant to and in accordance with the Act and the Resolution of Intent, the Board of Commissioners held a public hearing, notice of which was given as required by Section 4(2) of the Act, on the adoption of a resolution creating the Authority and designating the boundaries of the Brownfield Redevelopment Zone within which the Authority shall exercise its powers (the "Brownfield Redevelopment Zone"); and

WHEREAS, all citizens, taxpayers and property owners of Kalamazoo County, and officials of the affected taxing jurisdictions had the right and opportunity to be heard at the public hearing on the establishment of the Authority and the designation of the boundaries of the Brownfield Redevelopment Zone; and

WHEREAS, the Board of Commissioners desires to proceed with the establishment of the Authority and the designation of the boundaries of the Brownfield Redevelopment Zone, within which the Authority shall exercise its powers, all pursuant to and in accordance with the Act.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Authority Created. Pursuant to the authority vested in the Board of Commissioners by the Act, the Authority is hereby established and shall be known as the Kalamazoo County Brownfield Redevelopment Authority.
2. Supervision of the Authority. The Authority shall be under the supervision and control of the members of the Economic Development Corporation (the "Board"), as appointed by the Board of Commissioners, in accordance with the membership provisions set forth in Section 5(1) of the Act. The directors of the Board shall hold office, and the Board shall conduct its procedures in accordance with the Act, and, in particular, Section 5 thereof.
3. Brownfield Redevelopment Zone. The Authority shall exercise its powers within the Brownfield Redevelopment Zone, which shall be the entire County of Kalamazoo.

4. Powers and Duties of the Authority. The Authority shall have the powers and duties to the full extent as provided by and in accordance with the Act. The Authority may prepare a brownfield plan for the Brownfield Redevelopment Zone, pursuant to Section 13 of the Act, and submit the plan to the Board of Commissioners for consideration pursuant to Section 14 of the act.
5. Bylaws and Rules of the Authority. The Authority shall elect officers and adopt bylaws and rules governing its procedures and the holding of its meetings, all in accordance with Sections 5(3) and 5(5) of the Act, and shall immediately forward a copy of the bylaws and rules, after adoption by the Board, to the Board of Commissioners. The Authority's bylaws and rules shall be subject to the approval of the Board of Commissioners.
6. Form of Approvals. Except as may otherwise be provided by the Act or other applicable law, approvals by the Board of Commissioners of all matters pertaining to the Authority or its Board shall be by resolution.
7. Severability. Should any section, clause or phrase of this resolution be declared by the courts to be invalid, the same shall not affect the validity of this resolution as a whole nor any part thereof other than the part so declared to be invalid.
8. Repeals. All resolutions or parts of resolutions in conflict with any of the provisions of this resolution are hereby repealed.

I, Timothy A. Snow, County/Clerk Register, do hereby certify that the foregoing is a true copy of a Resolution adopted by the Kalamazoo County Board of Commissioners at a regular session held on August 21, 2002.

STATE OF MICHIGAN)
) SS
COUNTY OF KALAMAZOO)


Timothy A. Snow
County Clerk/Register

Kalamazoo County Brownfield Redevelopment Authority
FY16 U.S. EPA Brownfield Assessment Grant Application

Attachment D – Letters of Commitment from Community-Based Organizations

NORTHSIDE ASSOCIATION FOR COMMUNITY DEVELOPMENT
612 North Park Street
Kalamazoo, Michigan 49007

December 4, 2015

Ms. Rachael Grover, Resource Coordinator
Kalamazoo County Brownfield Redevelopment Authority
Department of Planning and Community Development
201 W. Kalamazoo Ave., Room 101
Kalamazoo, MI 49007

RE: FY2016 U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant Application

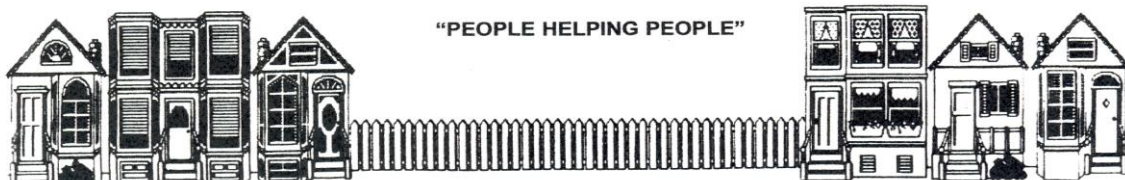
Dear Ms. Grover:

The Northside Association for Community Development is pleased to provide this letter of support to the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) in their pursuit of a U.S. EPA Brownfield Assessment Grant. The KCBRA has demonstrated the ability to effectively and successfully implement a previous assessment grant in 2006 which resulted in new jobs, investments and the redevelopment of Brownfield sites.

NACD is a non-profit Community Housing Development Organization that has been providing housing services, educational workshops, recreation activities, land use planning and, employment of low income persons since its inception in 1981. We completed construction of four handicap accessible housing units for seniors on a previously contaminated site utilizing public and private dollars in 2014. In 2000 NACD was awarded a \$1,000,000 grant from MEDC that allowed us to remove contaminated soil from two sites where now sits a 26,000 square foot grocery store, 40% of their employees live in the neighborhood. The second site houses our offices, commercial kitchen, and a workforce development literacy center.

The EPA Assessment Grant would assist the NACD to develop several sites including 1505 N. Burdick in the Northside Neighborhood which is planned as a "hub site" for a skilled trade center and incubator for sustainable, locally owned businesses including hydroponics and urban agriculture. This building is an old industrial building that requires assessment. Additionally, 622 N. Park is an urban garden building with a green roof and space for training residents to develop urban agriculture as a means of becoming producers versus consumers. Several sites within the Northside Neighborhood are being considered for greenhouses to provide year-round production. However, these sites require assessment to evaluate environmental conditions and the ability to plant in-ground versus raised beds due to the potential presence of soil contaminants.

In May of 2014, we were selected to receive the MI Neighborhood designation from the Michigan State



Housing Development Authority, (MSHDA). As part of the volunteer driven program, our neighborhood will receive three years of intensive technical assistance, with a focus on revitalization strategies aimed at attracting new residents, private investors, and increasing resident owned business opportunities.

The Northside Neighborhood is one of the oldest and largest neighborhoods in the City of Kalamazoo and is less than ¼ of mile from downtown Kalamazoo. It is home to over 5,000 people, two elementary schools, 20 churches, over 15 social service agencies serving the entire city and approximately 150 businesses whose employees are comprised of less than 5% Northside residents. Located within and around our neighborhood are many large industrial sites (both operating and abandoned), former gas stations, a municipal waste management company and the region's waste water treatment plant which discharges to the longest Superfund Site in the nation, the Kalamazoo River.

The Northside Neighborhood boundaries are within census tracts 2.02 and 3.00 where over 79% of the population is black with over 46% of our residents living in poverty. The per capita income is \$10,663, well below the State and Nation (\$25,547 and \$28,051, respectively). Disinvestment continues to occur due to perceived safety issues and the high cost of testing and removal of contaminated soil. These properties can be redeveloped and provide revenue for our residents and the City of Kalamazoo.

It is an environmental injustice that the residents in our neighborhood are disproportionately affected by the health related and economic impact of having so many Brownfield sites within our neighborhood boundaries, in fact we have a contaminated site less than a half of block from an elementary school and homes occupied by seniors who have lived in the neighborhood for over 30 years. On a positive note, it is within the Northside Cultural Business District: "Creating Hubs Owned and Operated by People of Color and/or Low Income Workers" that is being developed through the MI Neighborhood initiative.

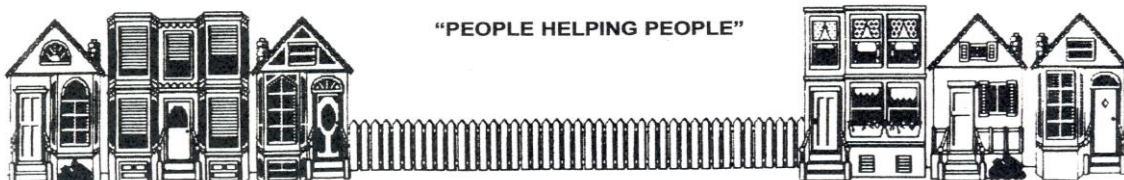
It is evident that our neighborhood has many challenges to overcome, however over the last several years we have had many successes including the \$3.7 million dollar Grocery Store/Retail facility, NACD Office complex and the Urban Garden Project which also had contaminated soils removed. The NACD looks to support this program by indentifying sites that require environmental assessments and educating and informing their residents and businesses of the resources that are available through the Brownfield Program. We have several businesses in mind as they have expressed an interest in redeveloping parcels within the district.

The awarding of this grant to KCBRA will combine the resources of both MSHDA and U.S. EPA in your efforts to make all of Michigan an environmentally clean, safe place to live, work and play. If you need any more information please contact me at (269) 344-5490.

Sincerely,



Mattie Jordan-Woods,
Executive Director





Kalamazoo Nature Center

December 11, 2015

Ms. Rachael Grover, Resources Coordinator
Department of Planning and Community Development
Kalamazoo County Brownfield Redevelopment Authority
201 W. Kalamazoo Ave., Room 101
Kalamazoo, MI 49007

RE: FY2016 U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant Application

Dear Ms. Grover:

The Kalamazoo Nature Center is pleased to provide a letter of support for the Kalamazoo County Brownfield Redevelopment Authority's (KCBRA) grant application to the EPA. The KCBRA's redevelopment efforts have been successful with administering funding and planning (including cleanup planning) of brownfield sites. New funding is absolutely critical to our community to continue this much-needed program.

The Kalamazoo Nature Center is committed to assisting the KCBRA in accomplishing the goals and objectives of this grant. Our involvement with this program is consistent with our mission and the work that we do in Kalamazoo County. We have been leaders in providing education, research, and conservation programs to our community since 1960. We have been involved in environmental assessments, brownfield clean-up, and restoration planning and implementation. We continue to provide services to numerous government and non-government agencies, businesses, and individuals.

We will assist the KCBRA in this proposed program by being a resource to provide technical and educational support related to ecological and "green" components throughout the brownfield redevelopment process. We will assist in creating educational materials, hosting educational events, and other educational programs.

We look forward to working with the KCBRA on this project that will benefit our entire community. Thank you for the opportunity.

Sincerely,

Willard M. Rose, Ph.D.
President & CEO



Founding Members:

Aggregate Industries
Bauer Power
Kalamazoo Nature Center
Kellogg Company
Nichols, Inc.
Perrigo

December 10, 2015

Ms. Rachael Grover, Resources Coordinator
Department of Planning and Community Development
Kalamazoo County Brownfield Redevelopment Authority
201 W. Kalamazoo Ave., Room 101
Kalamazoo, MI 49007

**RE: FY2016 U.S. EPA Brownfield Hazardous Substances and Petroleum
Assessment Grant Application**

Dear Ms. Grover:

The Southwest Michigan Sustainable Business Forum (SWMSBF) is pleased to provide a letter of support for the Kalamazoo County Brownfield Redevelopment Authority's (KCBRA) grant application to the US EPA. The assessment and redevelopment of brownfield sites through KCBRA assistance has been a success throughout the County. We believe new funding is essential to our community to continue this highly successful and much needed program.

Based on our mission to promote business practices which demonstrate environmental stewardship, economic vitality, and social responsibility, the Southwest Michigan Sustainable Business Forum is committed to assisting the KCBRA in accomplishing the goals and objectives of this grant by providing education and resources to developers and other members of the business community regarding sustainable development on brownfield sites. We envision collaborating with the KCBRA on educational opportunities for the business community that will assist with this effort. Our involvement with this program is consistent with our mission and the work that we do in Kalamazoo County.

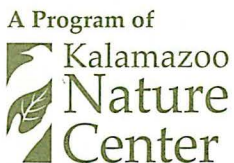
We will assist the KCBRA in this program by being a resource to provide technical and educational support related to sustainable development, green building components, and LEED standards throughout the brownfield redevelopment process. We will assist by hosting educational events and programs designed for the business community.

We look forward to continuing work with Kalamazoo County's successful Brownfield Redevelopment Program, a project that will benefit our entire community.

Sincerely,

A handwritten signature in black ink, appearing to read "Erin Augustine".

Erin Augustine
President, SWMSBF Board of Directors



December 8, 2015

Ms. Rachael Grover
Resources Coordinator
Department of Planning and Community Development
Kalamazoo County Brownfield Redevelopment Authority
201 West Kalamazoo Avenue, Room 101
Kalamazoo, MI 49007

RE: FY2016 U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant Application

Dear Ms. Grover:

Southwest Michigan First, a regional economic development group focused on strategies to strengthen the economic growth of the seven counties that comprise Southwest Michigan which includes the greater Kalamazoo area, is pleased to provide a letter of support for an application for the above referenced grant to the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) and their Brownfield Redevelopment efforts.

Southwest Michigan First will be a partner with the KCBRA to market and present existing Brownfield sites to companies that may be looking to expand, relocate or invest in Kalamazoo County. The KCBRA actively works with Southwest Michigan First and potential prospects, companies considering the area for expansion or location, to educate these companies on the benefits and incentives that are available on Brownfield sites and how the County's Brownfield programs can assist in helping the project come to fruition. In most cases, this assistance will make or break a project on what could be a challenging site.

Southwest Michigan First is eager to tackle the Brownfield Redevelopment issues in the County and will serve as the economic development entity, advising interested parties and developers of the benefits of the Brownfield Program, tax incentives and the ability to leverage funding. We understand that these grants have resulted in reclamation of Brownfield sites because of our involvement with the KCBRA, and will help with the creation of new jobs, retention of existing jobs and new investment for the greater community.

We look forward to an on-going partnership to build a stronger economy in Kalamazoo County and the surrounding area.

Always Forward.



Ron Kitchens
chief executive officer



December 11, 2015

Ms. Rachael Grover, Resources Coordinator
Department of Planning and Community Development
Kalamazoo County Brownfield Redevelopment Authority
201 W. Kalamazoo Ave., Room 101
Kalamazoo, MI 49007

RE: FY2016 U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant Application

Dear Ms. Grover:

Kalamazoo Valley Habitat for Humanity is pleased to submit this letter of support for the 2016 EPA Brownfield Hazardous Substances and Petroleum Assessment Grant Application. For many years Habitat has been a supporter of Kalamazoo County and its Brownfield Redevelopment Authority (KCBRA).

The KCBRA has been successful in obtaining similar grants for both petroleum and hazardous substances contaminated sites in 2006. To date, the KCBRA has been actively assisting with the assessment and redevelopment of brownfield sites throughout the county. There is a need in our community to continue this effort since the job is not close to being finished. The KCBRA's application and the potential award of the grant will allow the continuation of this successful program.

Two main objectives of brownfield redevelopment are to encourage sustainable reuse and infrastructure reuse of abandoned industrial/commercial sites in the community. Habitat, in concert with its Habitat ReStore (retail operation), will be able to assist the KCBRA by being a resource to provide education and technical support related to the recycling of building materials. We envision working with the many organizations throughout the county by collaborating on educational opportunities that will assist with this effort. Additionally, when possible, if a structure is to be demolished, there may be an opportunity for us to receive fixtures, building parts, etc., that could be donated to the Habitat ReStore for resale and reuse. When the grant is awarded, we also look forward to supporting the KCBRA by working to identify brownfield properties that could be rehabilitated or reused for housing opportunities.

Please contact me if I can provide any additional information or answer any questions. Thank you for your consideration of this important program.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Jones", written over a horizontal line.

Don Jones
Executive Director



December 8, 2015

Ms. Rachael Grover
Resources Coordinator
Department of Planning and Community Development
Kalamazoo County Brownfield Redevelopment Authority
201 West Kalamazoo Avenue, Room 101
Kalamazoo, MI 49007

RE: FY2016 U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant Application

Dear Ms. Grover:

The Kalamazoo Chamber of Commerce, the small business division of Southwest Michigan First which serves the economic development needs of the seven counties that comprise Southwest Michigan which includes the Greater Kalamazoo area, is pleased to provide a letter of support for an application for the above referenced grant to the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) and their Brownfield Redevelopment efforts.

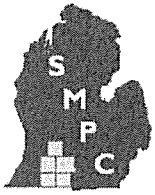
The Chamber will be a partner with the KCBRA to inform and engage its membership of the benefits and opportunities available through Brownfield Redevelopment programs. Other potential opportunities for communication of these benefits where appropriate include our small business consultations, social media platforms with over 10,000 connections and in our outreach to local government and business officials. We support the application because we believe in the power of programs like Brownfield Redevelopment to help support the growth of companies, the creation of new jobs and the continued investment in our community.

We look forward to an on-going partnership to build a stronger economy in Kalamazoo County and the surrounding area.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tim Terrentine', with a stylized, cursive script.

Tim Terrentine
Kalamazoo Chamber of Commerce President



Southcentral Michigan Planning Council

300 South Westnedge Avenue · Kalamazoo, Michigan 49007

Phone: (269) 385-0409 · Fax: (269) 343-3308 · Email: adams@upjohn.org

December 2, 2015

Ms. Rachael Grover, Resources Coordinator
Department of Planning and Community Development
Kalamazoo County Brownfield Redevelopment Authority
201 W. Kalamazoo Avenue, Room 101
Kalamazoo, MI 49007

RE: FY2016 U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant Application

Dear Ms. Grover,

The Southcentral Michigan Planning Council (SMPC) is pleased to provide this letter of support to the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) in their pursuit of a U.S. EPA Brownfield Assessment Grant. The KCBRA has demonstrated an ability to effectively and successfully implement a previous assessment grant in 2006 which resulted in new jobs, investment, and the redevelopment of brownfield sites. However, it is evident that based on the long industrial legacy in Kalamazoo and the number of its residents that are still exposed to the risks and social-economic impacts associated with these brownfield sites, much work is yet to be done.

SMPC looks forward to continued support of the KCBRA through its role as a regional planning organization that aims to improve the economic, environmental, and fiscal health of member organizations within the region which includes Kalamazoo County. Once awarded, and as brownfield sites within the target communities and throughout the County are assessed, SMPC can provide our expertise with integrating sites within the local master plans or neighborhood plans. This would include access to transportation routes, appropriate land re-use, and potential additional leveraging of other grant funds.

We appreciate the opportunity to be part of the team to improve our community and strongly support the award of an EPA Brownfield Assessment Grant. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lee Adams', followed by a long, horizontal, wavy line that extends to the right.

Lee Adams
Director

December 10, 2015



Board of Directors

Dr. Stephen Hamilton

Dr. Donald Brown

Mr. James Coury

Ms. Susan Foune

Mr. Robert Whitesides

Dr. Patricia Crowley

Mr. David Heinicke

Ms. Christine Kosmowski

Dr. Kenneth Kornheiser

Mr. Dennis Stelzer

Mr. Brian Huggett

The Kalamazoo River Watershed Council is a public, non-profit 501(c)3 organization whose purpose is to work collaboratively with the community, government agencies, local officials and businesses to improve and protect the health of the Kalamazoo River, its tributaries, and its watershed.

Ms. Rachael Grover, Resources Coordinator
Department of Planning and Community Development
Kalamazoo County Brownfield Redevelopment Authority
Department of Planning and Community Development
201 W. Kalamazoo Ave., Room 101
Kalamazoo, MI 49007

RE: FY16 U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant Application

Dear Ms. Grover:

The Kalamazoo River Watershed Council (KRWC) is pleased to provide this letter of support to the Kalamazoo County Brownfield Redevelopment Authority (KCBRA) in their pursuit of a U.S. EPA Brownfield Assessment Grant. The KCBRA demonstrated an ability to successfully implement a previous assessment grant in 2006 which resulted in new jobs, investment and the redevelopment of brownfield sites. However, it is evident that based on the long industrial legacy in Kalamazoo and the number of its residents that are still exposed to the risks and social-economic impacts associated with these brownfield sites, much work is yet to be done.

The KRWC is a public, nonprofit 501(c)3 organization that works collaboratively with the community, government agencies, local officials, and businesses to improve and protect the health of the Kalamazoo River and its watershed. For over a century, the Kalamazoo River and its watershed were used as a dumping ground both illicitly and knowingly for the disposal of production wastes and wastewater. Unfortunately, this has resulted in the longest Superfund Site (Kalamazoo River and Portage Creek) in the nation. The Kalamazoo River has been designated a Great Lakes Area of Concern (AOC) by the EPA due to these historic releases. The cleanup of contaminated properties and the restoration of in-stream and shoreline habitat are key components to removing beneficial use impairments and the eventual delisting of the Kalamazoo River AOC. These activities must happen in conjunction with the Superfund process, which is working incrementally from upstream to downstream to remove contaminated river sediments.

As part of our commitment to facilitating the eventual delisting of the AOC, the KRWC is committed to supporting the KCBRA with our expertise by offering input on the assessment and redevelopment of sites to encourage wise stewardship and use that reduce or eliminate impact to the natural resources of the County. We can provide education, technical support, and potentially help develop demonstration projects that show people how to manage land and water with fewer negative impacts such as controlling erosion or runoff from brownfield sites.

We look forward to working with the KCBRA on this project that will benefit our watershed.

Sincerely,

A handwritten signature in cursive script that reads "Jamie McCarthy".

Jamie McCarthy
Watershed Coordinator

December 11, 2015

Ms. Rachael Grover, Resources Coordinator
Department of Planning and Community Development
Kalamazoo County Brownfield Redevelopment Authority
201 W. Kalamazoo Ave., Room 101
Kalamazoo, MI 49007

RE: FY2016 U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant Application

Dear Ms. Grover:

Michigan State University Extension (MSUE) recognizes the tremendous opportunities a U.S. EPA Brownfield Assessment Grant would bring to Kalamazoo County. We are pleased to submit this letter of support. The Kalamazoo County Brownfield Redevelopment Authority's (KCBRA) redevelopment efforts have been successful with administering funding and planning of brownfield sites. New funding is critical to the Kalamazoo community to continue their efforts.

Although, the work of the KCBRA is countywide, I understand that the funds they are seeking would provide support to address the needs in our Northside Community and along two grant targeted Industrial corridors. Funds to assist in planning and for clean up in this area is critical to the redevelopment and repurposing of these areas to bring these areas back to prosperity.

MSUE provides non-formal educational programs in communities related to individual health, natural resources, agri-business and agricultural, youth development, community development, and economic development. We will focus on opportunities to educate our stakeholders about the tools, resources and benefits this grant brings to the community. Additionally we will support the community interest in developing an urban agriculture program on brownfield sites as they are redeveloped and repurposed. As such, our organization's interest in this grant opportunity extends our interest in helping communities and individuals improve their lives in their neighborhoods.

Please contact me if I can provide any additional information or answer any questions. Thank you for your consideration of this important program.

Sincerely,



Julie Pioch
MSU-Extension District 13 Coordinator
Serving Berrien, Branch, Cass, Calhoun, Kalamazoo, St. Joseph and Van Buren Counties



FAMILYHEALTH center



December 9, 2015

Ms. Rachael Grover, Resources Coordinator
Department of Planning and Community Development
Kalamazoo County Brownfield Redevelopment Authority
201 W. Kalamazoo Ave., Room 101
Kalamazoo, MI 49007

Paterson Site
117 West Paterson Street
Kalamazoo, MI 49007

Sheridan Site
2918 Portage Street
Kalamazoo, MI 49001

Centre Site
325 East Centre Avenue
Portage, MI 49002

Burdick Site
1308 North Burdick Street
Kalamazoo, MI 49007

**Healthcare
For the Homeless**
431 North Rose Street
Kalamazoo, MI 49007

**Edison School-Based
Health Center**
924 Russell Street
Kalamazoo, MI 49001

Portage Street WIC Office
2624 Portage Street
Kalamazoo, MI 49001

Administrative Offices
117 West Paterson Street
Kalamazoo, MI 49007
p 269-349-4257
f 269-349-2898

Main Number
P 269-349-2641

RE: FY2016 U.S. EPA Brownfield Hazardous Substances and Petroleum Assessment Grant Application

Dear Ms. Grover:

Kalamazoo's Family Health Center (FHC) is a community-based health center, which provides care to the underinsured and/or underserved people in Kalamazoo County. We recognize the tremendous opportunities a U.S. EPA Brownfield Assessment Grant would bring and we are pleased to submit this letter of support.

The Kalamazoo County Brownfield Redevelopment Authority (KCBRA) has been successful in obtaining similar grants for both petroleum and hazardous substances contaminated sites in 2006. To-date, the KCBRA has been actively assisting with the assessment and redevelopment of brownfield sites throughout the County. There is a need in our Northside Community to continue this effort since the job is not even close to being finished. The KCBRA's application and the potential award of the grant will allow the continuation of this successful program.

Family Health Center has two locations that serve patients in the targeted communities. We are charged with providing excellent, quality health care to historically underserved populations. We take our mission seriously and work diligently to ensure that all people who enter our facilities are treated with dignity, respect and a welcoming spirit. Our goal is to create a "medical home" for families, children and adults who seek answers to their healthcare needs. In 2011, the FHC was awarded the largest Affordable Care Act grant for Federally Qualified Health Centers in the State of Michigan. We were able to renovate and expand our flagship location on Paterson Street in Kalamazoo's Northside neighborhood.

With assessment funds, brownfield sites with high levels of lead and/or asbestos can be identified and ultimately abated in this Northside community. The children in the target area, play, go to school and live near contaminated sites. The FHC can

"We provide quality, comprehensive primary care to all in a welcoming environment"

also identify sites that may need assessment and ultimately remediation/abatement based on children with elevated lead levels. By working together and identifying and redeveloping brownfield sites, we will be able to provide a healthier community for this sensitive population.

Please contact me if I can provide any additional information or answer any questions. Thank you for your consideration of this important program.

Sincerely,

A handwritten signature in black ink, appearing to read "D Crawford". The signature is fluid and cursive, with the first letter "D" being large and prominent.

Denise Crawford,
President and Chief Executive Officer

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

12/16/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

Kalamazoo County

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

38-6004860

*** c. Organizational DUNS:**

0209069880000

d. Address:

*** Street1:**

201 West Kalamazoo Avenue

Street2:

*** City:**

Kalamazoo

County/Parish:

*** State:**

MI: Michigan

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

49007-3726

e. Organizational Unit:

Department Name:

Brownfield Redevelopment Autho

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

*** First Name:**

Rachael

Middle Name:

*** Last Name:**

Grover

Suffix:

Title:

Resource Coordinator

Organizational Affiliation:

*** Telephone Number:**

269-384-8305

Fax Number:

269-383-8920

*** Email:**

ragrov@kalcounty.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-04

* Title:

FY16 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Community Wide Assessment - Assessment of potential Petroleum and Hazardous substance contamination at brownfields in Kalamazoo County, Michigan.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):*** a. Federal * b. Applicant * c. State * d. Local * e. Other * f. Program Income * g. TOTAL *** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:Prefix: * First Name: Middle Name: * Last Name: Suffix: * Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: